

<p>PARTIES RECEIVING THIS OMNIBUS MOTION SHOULD LOCATE THEIR NAMES AND THEIR LEASES IN THE ATTACHED EXHIBIT A</p>
--

Stephen Karotkin
Martin A. Sosland (*admitted pro hac vice*)
WEIL, GOTSHAL & MANGES LLP
767 Fifth Avenue
New York, New York 10153
Telephone: (212) 310-8000
Facsimile: (212) 310-8007

Attorneys for Debtors and Debtors in Possession

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

-----	X	
	:	
In re	:	Chapter 11
	:	
BLOCKBUSTER INC., et al.,¹	:	Case No. 10-14997 (BRL)
	:	
Debtors.	:	(Jointly Administered)
-----	X	

**DEBTORS' OMNIBUS MOTION PURSUANT TO
11 U.S.C. §§ 365(a) AND 554(a) AND FED. R. BANKR. P. 6006, 6007, AND 9014
FOR APPROVAL OF REJECTION OF CERTAIN UNEXPIRED LEASES OF
NON-RESIDENTIAL REAL PROPERTY AND AUTHORIZATION TO ABANDON
CERTAIN PROPERTY EFFECTIVE AS OF THE COMMENCEMENT DATE**

TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE:

Blockbuster Digital Technologies Inc., its parent Blockbuster Inc., and their
debtor affiliates, as debtors and debtors in possession (collectively, “**Blockbuster**” or the
“**Debtors**”), submit this motion (the “**Motion**”) and respectfully represent as follows:

¹ The Debtors, together with the last four digits of each Debtor’s federal tax identification number, are: Blockbuster Inc. (5102); Blockbuster Canada Inc. (1269); Blockbuster Digital Technologies Inc. (9222); Blockbuster Distribution, Inc. (0610); Blockbuster Gift Card, Inc. (1855); Blockbuster Global Services Inc. (3019); Blockbuster International Spain Inc. (7615); Blockbuster Investments LLC (6313); Blockbuster Procurement LP (2546); Blockbuster Video Italy, Inc (5068); Movielink, LLC (5575); Trading Zone Inc. (8588); and B² LLC (5219).

I.

BACKGROUND

1. On September 23, 2010 (the “*Commencement Date*”), each of the Debtors commenced a voluntary case under chapter 11 of title 11 of the United States Code (the “*Bankruptcy Code*”). The Debtors are authorized to operate their business and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors’ chapter 11 cases are being jointly administered pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure (the “*Bankruptcy Rules*”).

II.

BLOCKBUSTER’S BUSINESS

2. More than twenty five years ago, Blockbuster became the first national retail chain provider of in-home entertainment, with its blue and gold torn-ticket logo symbolizing the decision by consumers to forego the movie theatre experience and “Make it a Blockbuster Night”[®] by staying home to watch the latest in new movie title releases from the convenience of their living rooms. Since its incorporation in 1982, Blockbuster has expanded its retail business operations domestically and abroad via a mix of corporate and franchisee-owned stores, with, as of August 29, 2010, over 5,600 stores in the United States and its territories and 16 other countries. To manage its business and properties, Blockbuster employs approximately 25,500 employees who perform a variety of critical functions, including customer service, inventory control, management, leasing, accounting, marketing, purchasing and sales, shipping, tax, technical services, and legal services.

A. Domestic Operations

3. Blockbuster operates its domestic media entertainment business through three principal channels of distribution: (i) retail; (ii) by-mail; and (iii) digital. As a result of this

multi-channel distribution scheme, Blockbuster offers customers a value-priced entertainment experience, combining the broad array of products offered by a specialty or online retailer with the convenience of a local neighborhood retailer.

1. *Retail Channel*

4. The convenience offered to customers by having Blockbuster stores located in their cities, towns, and neighborhoods has been instrumental in establishing the BLOCKBUSTER® brand. As of August 29, 2010, there were 3,306 stores operating under the BLOCKBUSTER® brand in the United States and its territories. Of these stores, 2,924 are owned and operated by Blockbuster Inc. and 382 stores are owned and operated by franchisees. Blockbuster stores offer movies and games (collectively, “*Product*”) for rent and purchase (both new and previously-viewed) as well as other entertainment-related consumer electronics and accessories, game consoles, confection, and movie-related merchandise for purchase. Additionally, approximately 240 of these locations include store-in-store game locations operating under the GAME RUSH® brand.

5. In step with its continued commitment to be the premier retailer of new release movies, Blockbuster has recently focused on promoting its rapidly emerging availability advantage over certain of its key competitors, who do not have access to key new Product for the initial 28 days of release (the “*28-day Window*”). In 2009, the 28-day Window was imposed by certain movie studios on the rental of newly released titles after the initial distribution date of a title so as to diminish the effect of rental on the retail sale of such titles. Given that a substantial portion of Blockbuster’s rental revenues are derived from the rental of such new release Product, Blockbuster’s advantage with respect to the 28-day Window is expected to maintain and improve its customer preference and loyalty in comparison to its competitors.

6. To expand its retail reach, in early 2009, Blockbuster entered into an agreement with NCR Corporation (“**NCR**”) to launch BLOCKBUSTER Express[®] branded vending kiosks. Through this partnership, NCR builds and maintains the kiosks and pays royalties to Blockbuster on the revenues generated. This agreement allows Blockbuster to compete in the popular vending kiosk channel without incurring capital expenditures and start-up costs on its own account, while making Product more convenient and less expensive for its customers. As of September 19, 2010, there were approximately 6,630 kiosks operating under the BLOCKBUSTER Express[®] brand throughout the United States and its territories.

2. By-Mail Channel

7. Blockbuster offers a by-mail subscription program through its retail chain and through its website, www.blockbuster.com, whereby customers rent Product that is delivered directly to them by-mail. The by-mail subscription program provides customers access to substantially more Product than is available in its stores, and allows Blockbuster to compete directly with certain of its key competitors. In contrast to its competitors, Blockbuster offers: (i) a wide selection of games; and (ii) Blu-ray Product at no additional charge. Through its BLOCKBUSTER Total Access[™] program (“**Total Access**”), Blockbuster also offers its by-mail subscribers the ability to exchange up to five online movie rentals for in-store movies at its retail locations for only a few dollars more per month. The by-mail subscription program allows Blockbuster to reach customers located in geographic areas where it does not operate store locations.

8. In order to promote the synergies between its retail and by-mail channels of distribution and to profitably grow its by-mail customer base, Blockbuster recently launched a marketing partnership with Comcast Cable Corporation (“**Comcast**”). This partnership includes

the launch of *DVDs by Mail*, a co-branded by-mail offer available at www.DVDsbymail.com.

As part of the marketing partnership, Comcast customers are now being offered Blockbuster's by-mail services (both by-mail and Total Access-like products) through the new co-branded web site as an additional service within their Comcast package. On the site, customers can browse Blockbuster's vast library of more than 95,000 movie and television titles, create a queue of titles they want to rent and then get the DVDs through the mail or at a Blockbuster retail store, where they can also exchange their rentals. In turn, Blockbuster is installing Comcast-dedicated kiosks in select stores that allow customers to quickly and easily learn about, and sign up for, Comcast services.

3. *Digital Channel*

9. As new distribution channels have emerged and as consumer interest in accessing Product in new ways has grown, Blockbuster has begun to expand its footprint into the digital realm. To that end, Blockbuster's digital business currently offers its customers on-demand access to one of the largest libraries of digital movies for both rental and sale through multiple formats. Blockbuster began its digital initiatives with the purchase of Movielink from a consortium of movie studios in 2007.

10. Through Blockbuster's website, www.blockbuster.com, Blockbuster customers can download and view movies on their personal computers after downloading Blockbuster's personal computer application. In addition, with the convergence of media entertainment and electronic devices, Blockbuster recently entered into strategic partnerships with certain global third party consumer electronics device developers – including Samsung, Philips, TiVo, and Toshiba – to digitally deliver media entertainment to its customers through consumer electronics such as Internet-connected TVs and Blu-ray players through Blockbuster

applications embedded in these devices. In the mobile space, Blockbuster has partnered with device makers such as Motorola and HTC, embedding Blockbuster's digital applications in its popular new models for Verizon and T-Mobile. Blockbuster is also pursuing partnerships with Cable TV providers to offer Blockbuster-branded video-on-demand services inside an operator's set-top-box infrastructure.

B. International Operations

11. Blockbuster's international operations, which serve as ambassadors of the BLOCKBUSTER® brand, are comprised of all store operations outside the United States and its territories, including: (i) owned retail operations in Canada, the United Kingdom, Denmark, Italy, Mexico, Argentina, and Uruguay, and (ii) franchised retail operations in Australia, Brazil, Chile, Columbia, Guatemala, Israel, Italy, Mexico, New Zealand, Panama, Portugal, and Taiwan. As of August 29, 2010, Blockbuster had 2,333 stores in 16 markets outside of the United States operating under the BLOCKBUSTER® brand, the GAME RUSH® brand, and other brand names owned by Blockbuster. During 2008 and 2009, 29% and 30% of Blockbuster's revenues were generated outside of the United States, respectively. Blockbuster's international operations have historically been more dependent than the domestic operations on retail sales and, in particular, sales of games, as opposed to revenue generated from rentals.

C. Financials

12. As of July 4, 2010, the Debtors, on a consolidated basis, reported approximately \$1.2 billion in total assets and approximately \$1.6 billion in total liabilities. For 2009, Blockbuster reported consolidated revenues of approximately \$4.1 billion and net cash from operating activities of \$29.3 million.

13. Additional information regarding Blockbuster's business, capital structure, and the circumstances leading to these chapter 11 cases is contained in the *Affidavit of Jeffery J. Stegenga Pursuant to Local Bankruptcy Rule 1007-2 in Support of First Day Motions* (the "**First Day Affidavit**") filed contemporaneously herewith.

III.

JURISDICTION

14. This Court has subject matter jurisdiction to consider and determine this matter pursuant to 28 U.S.C. § 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b). Venue is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

IV.

RELIEF REQUESTED

15. The Debtors request that, pursuant to sections 365(a) and 554(a) of the Bankruptcy Code and Bankruptcy Rules 6006, 6007, and 9014, the Court enter an order, substantially in the form of **Exhibit "C"** annexed hereto, (i) approving the Debtors' rejection of 145 unexpired leases of nonresidential real property² identified on **Exhibit "A"** annexed hereto³ (each, a "**Lease**," and collectively, the "**Leases**"), effective as of the Commencement Date, and (ii) authorizing the Debtors to abandon certain equipment, fixtures, furniture or other personal property (the "**Personal Property**") located in the premises associated with the rejected Leases (the "**Leased Premises**"). To the extent any Personal Property remains in the Leased Premises,

² Including any guaranties, amendments, subleases, and ancillary documents related thereto.

³ Copies of the Leases will be made available upon request of Debtors' counsel. This Motion is without prejudice to the Debtors' right to assert that any one or all of the Leases expired by their own terms or were terminated prior to the effective date of the rejection, as the case may be. Moreover, nothing herein shall be deemed an admission that the Leases are enforceable obligations of the Debtors, are executory in nature, or that the landlords identified on **Exhibit "A"** have valid claims against the Debtors as a result of the rejections sought herein.

the Debtors submit that such property is of *de minimis* value and is of no use or benefit to their estates or creditors.

V.

THE LEASES

16. Prior to the Commencement Date, Blockbuster operated approximately 3,000 retail store locations across the United States. Generally, Blockbuster does not own the real property on which its retail stores are located. Instead, Blockbuster leases the real property from numerous lessors and other counterparties.

17. Prior to the Commencement Date, Blockbuster reviewed and analyzed its extensive lease portfolio and the performance of each of its retail stores. In connection therewith, Blockbuster determined, in its business judgment that closure of numerous underperforming stores would be in its best interests. Accordingly, the store locations associated with each of the Leases identified on ***Exhibit “A”*** hereto were closed prior to the Commencement Date and Blockbuster vacated the Leased Premises associated therewith. Blockbuster has also returned the keys to the Leased Premises to the respective landlords. By this Motion, the Debtors seek to reject the 145 Leases identified on ***Exhibit “A”*** hereto.⁴

18. In connection with each of the retail store closures prior to the Commencement Date, Blockbuster removed personal property to the extent it was cost effective to do so, and to the extent such property could be utilized in its ongoing business operations.

⁴ Blockbuster will continue to review its store portfolio after the Commencement Date and anticipates it will identify other currently operating stores to be closed. As a result, the Debtors likely will seek to reject additional unexpired non-residential real property leases. Concurrently herewith, Blockbuster has filed a motion seeking (i) approval of certain procedures for the rejection of unexpired leases that it determines, in its business judgment, to reject during the pendency of these chapter 11 cases, effective as of the date set forth in the notice of rejection, or filing date of such notice, and (ii) authority to remove personal property or abandon certain *de minimis* personal property located in the stores that will be closed, without further order of the Court.

Blockbuster also disposed of a limited amount of personal property, where such property was of no value or unnecessary to its stores' ongoing operations. Personal Property of *de minimis* value was also left behind in almost all of the Leased Premises, which the Debtors seek authority to abandon.

19. Because the Debtors no longer maintain operational retail stores at the Leased Premises, continued compliance with the terms of the Leases would be burdensome and would provide no corresponding benefit to Blockbuster or the stakeholders in these chapter 11 cases. Accordingly, it is in the best interests of the Debtors and their estates to reject the Leases and abandon any Personal Property remaining therein pursuant to sections 365 and 554(a) of the Bankruptcy Code. Rejection of the Leases will maximize the value of the Debtors' estates and eliminate operating losses associated therewith. As of the Commencement Date, Blockbuster continues to be obligated to pay rent under the Leases even though it has ceased operations at the respective premises. Moreover, in addition to its obligation to pay rent, Blockbuster also is obligated to pay for certain property taxes, utilities, insurance and other related charges associated with the Leases. By rejecting the Leases, Blockbuster estimates that it will be able to achieve cost savings of approximately \$19 million in rent and other related obligations over the remaining term of the Leases. Therefore, immediate rejection of the Leases will prevent the estates from potentially incurring unnecessary administrative expenses associated with Blockbuster's obligations under the Leases. Blockbuster has also reviewed the market value of the Leases and determined that marketing the Leases for assignment or sublease to a third party, especially given the relatively short term remaining for each Lease, would not generate any significant value for the estates.

VI.

BASIS FOR RELIEF REQUESTED

A. Rejection of the Leases is Supported by the Debtors' Business Judgment and Should be Approved by the Court

20. Section 365(a) of the Bankruptcy Code provides, in pertinent part, that a debtor in possession “subject to the court’s approval, may assume or reject any executory contract or unexpired lease of the debtor.” 11 U.S.C. § 365(a); *see also NLRB v. Bildisco & Bildisco*, 465 U.S. 513, 521 (1984); *Med. Malpractice Ins. Ass’n v. Hirsch (In re Lavigne)*, 114 F.3d 379, 386 (2d Cir. 1997). “[T]he purpose behind allowing the assumption or rejection of executory contracts is to permit the trustee or debtor-in-possession to use valuable property of the estate and to renounce title to and abandon burdensome property.” *Orion Pictures Corp. v. Showtime Networks, Inc. (In re Orion Pictures Corp.)*, 4 F.3d 1095, 1098 (2d Cir. 1993) (internal quotation marks and reference omitted).

21. Courts defer to a debtor’s business judgment in rejecting an executory contract or unexpired lease, and upon finding that a debtor has exercised its sound business judgment, approve a debtor’s decision to reject under section 365(a) of the Bankruptcy Code. *See Bildisco & Bildisco*, 465 U.S. at 523 (recognizing the “business judgment” standard used to approve rejection of executory contracts and unexpired leases); *Nostas Assocs. v. Costich (In re Klein Sleep Prods., Inc.)*, 78 F.3d 18, 25 (2d Cir. 1996) (recognizing the “business judgment” standard used to approve rejection of executory contracts); *In re Minges*, 602 F.2d 38, 42-43 (2d Cir. 1979) (holding that the “business judgment” test is appropriate for determining when an executory contract can be rejected); *In re G Survivor Corp.*, 171 B.R. 755, 757 (Bankr. S.D.N.Y. 1994), *aff’d*, 187 B.R. 111 (S.D.N.Y. 1995) (approving rejection of license by debtor because such rejection satisfied the “business judgment” test); *In re Child World, Inc.*, 142 B.R. 87, 89

(Bankr. S.D.N.Y. 1992) (stating that a debtor may assume or reject an unexpired lease under § 365(a) in the exercise of its “business judgment”).

22. Blockbuster has determined that the Leases are not a source of potential value for these estates or their creditors and are not necessary for its reorganization effort under chapter 11. In fact, the Leases are a net drain on the estates because they relate to Leased Premises that are currently unoccupied by the Debtors and, as a result, do not provide any benefit to the Debtors’ estates and are unnecessary to the Debtors’ ongoing operations. As such, rejection of the Leases will relieve a significant burden relative to Blockbuster’s restructuring efforts. Accordingly, the decision to reject the Leases is a proper exercise of Blockbuster’s business judgment.

23. In light of the foregoing, Blockbuster respectfully requests that the Court approve its rejection of the Leases effective as of the Commencement Date pursuant to section 365(a) of the Bankruptcy Code.

**B. The Balance of Equities Favors Rejection
Of the Leases as of the Commencement Date**

24. Blockbuster submits that the Leases should be rejected as of the Commencement Date. Such relief is appropriate, and will expedite Blockbuster’s relief from the onerous obligations under the Leases.

25. Section 365 of the Bankruptcy Code “does not state that rejection cannot be applied retroactively, or that there are restrictions as to the manner in which the Court can approve rejection.” *Constant Ltd. P’ship v. Jamesway Corp. (In re Jamesway Corp.)*, 179 B.R. 33, 37 (S.D.N.Y. 1995); *see also Stonebriar Mall Ltd. P’ship v. CCI Wireless (In re CCI Wireless, LLC)*, 297 B.R. 133, 138 (D. Colo. 2003) (“[S]ection 365 [of the Bankruptcy Code] does not prohibit the Bankruptcy Court from allowing the rejection of [contracts] to apply

retroactively.”); *In re Jamesway Corp.*, 179 B.R. at 36 (stating that section 365 does not include “restrictions on the manner in which the court can approve rejection”). Many courts have authorized rejection retroactively to a date prior to entry of the order authorizing such rejection where the balance of equities favored such relief. *See, e.g., Adelphia Bus. Solutions, Inc. v. Abnos*, 482 F.3d 602, 607-09 (2d Cir. 2007) (holding Bankruptcy Court did not abuse its discretion in finding balance of equities favored making rejection of a nonresidential lease of real property retroactive to hearing date when court told parties of its intention to make the order retroactive and thus notified landlord of effective date of rejection, and where tenant vacated premises, thereby providing landlord with opportunity to relet premises); *In re Thinking Mach. Corp. v. Mellon Fin. Servs.*, 67 F.3d 1021, 1028 (1st Cir. 1995) (approving retroactive orders of rejection where the balance of equities favors such relief); *BP Energy Co. v. Bethlehem Steel Corp. (In re Bethlehem Steel Corp., et al.)*, No. 02 Civ. 6419 (NRB), 2002 WL 31548723, at *3 (S.D.N.Y. Nov. 15, 2002) (finding that retroactive rejection is valid when the balance of equities favor such treatment).

26. In considering whether to approve retroactive rejection, courts examine a number of factors, including the costs that a delayed rejection date would otherwise impose on a debtor. *See, e.g., In re Jamesway Corp.*, 179 B.R. at 33-39. Courts also consider whether the debtor has provided sufficient notice of its intent to reject an unexpired lease of real property. *See, e.g., Tenucp Prop. LLC v. Riley (In re GCP CT School Acquisition LLC)*, No. 09-11846, 2010 WL 2044871, at *10-11 (B.A.P. 1st Cir. May 24, 2010) (finding sale and settlement motions, in the aggregate, provided landlord with sufficient and reasonable notice that chapter 7 trustee intended to reject unexpired real property lease, and that Bankruptcy Court had basis to exercise its equitable powers to order rejection to operate retroactively). A debtor’s timely

surrender of leased premises weighs in favor of retroactive rejection because it enables a landlord to seek a new tenant in an expeditious manner. *See, e.g., Adelphia Bus. Solutions*, 482 F.3d at 608-09 (“The Bankruptcy Court also properly considered that [the debtor] had vacated the premises and thereby provided [the landlord] with the opportunity to lease the premises to another tenant.”).

27. The facts in these chapter 11 cases favor approval of retroactive rejection of the Leases and retroactive rejection of the Leases is fair and equitable to all parties. Prior to the Commencement Date – in most instances by July 18, 2010 – Blockbuster vacated the Leased Premises and liquidated inventory, putting the landlords on notice of its intent to close the affected stores, and giving the landlords an opportunity to mitigate damages by beginning a search for new tenants.⁵ As a result of these prepetition store closures and Blockbuster’s vacation of the Leased Premises, the landlords are not subject to any uncertainty regarding the Debtors’ intent with respect to the Leases. Moreover, the landlords will not be unduly prejudiced if the rejection is deemed effective as of the Commencement Date because they will receive notice of this Motion and have sufficient opportunity to act accordingly. In addition, by the time they receive notice of this Motion, the landlords will be relieved of their own obligations under the Leases, allowing them to cease performance and immediately repossess their property, if they have not already done so. Any postponement of the effective date of rejection of the Leases would compel Blockbuster to compensate the landlords, at Blockbuster’s and its creditors’ expense, for a delay that Blockbuster has made every effort to avoid, and force Blockbuster potentially to incur unnecessary administrative charges for Leases that provide no

⁵ With respect to certain Leased Premises that are currently subleased, Blockbuster has also provided notice of the Motion to each sublessee indicated on *Exhibit “B”* annexed hereto.

tangible benefit to these estates. Such an outcome would be inequitable and prejudicial to the Debtors and their estates.

28. For the reasons set forth above, retroactive rejection of the Leases is fair and equitable to all parties in interest, especially where the counterparties to the Leases will not be prejudiced thereby.

**C. Personal Property Remaining in the Leased Premises
Is of Inconsequential Value and of No Benefit to
Blockbuster and Abandonment Should Be Approved By the Court**

29. Pursuant to section 554(a) of the Bankruptcy Code, Blockbuster seeks authorization to abandon Personal Property that remains on the Leased Premises. Although Blockbuster has vacated such premises and removed Personal Property to the extent feasible and of value to its ongoing operations, a minimal amount of Blockbuster's Personal Property, ancillary to its business operations, remains in almost all of the Leased Premises. To the extent such Personal Property remains in the Leased Premises, it is of inconsequential value and of no benefit to the Debtors' estates.

30. Section 554(a) of the Bankruptcy Code provides in relevant part that a debtor in possession "after a notice and hearing . . . may abandon any property of the estate "that . . . is of inconsequential value and benefit to the estate." 11 U.S.C. § 554(a). The right to abandon property is, except for certain exceptions inapplicable in the present case, unfettered. *In re Midlantic Nat'l Bank*, 474 U.S. 494, 502 (1986).

31. Any Personal Property abandoned to the landlords of the Leased Premises primarily consists of miscellaneous fixtures, furniture, advertising displays, and other office and store equipment that is of inconsequential value or benefit to the Debtors' estates and/or burdensome, insofar as the costs of removal and storage of the Personal Property for future use or marketing and sale is likely to exceed its value to the Debtors' estates. Further, any efforts by

Blockbuster to move or market the Personal Property could unnecessarily delay the Debtors' surrender of the Premises and the rejection of the Leases. In addition, since Blockbuster has closed the store locations at the Leased Premises, Blockbuster believes that the Personal Property no longer is necessary for the its business operations. To the best of Blockbuster's knowledge, the abandonment of the property is not in violation of any state or local statutes or regulations reasonably designed to protect the public health or safety.

32. Rule 6007-1 of the Local Bankruptcy Rules for the Southern District of New York (the "***Local Bankruptcy Rules***") requires that notice of a proposed abandonment describe the property to be abandoned, state the reason for the proposed abandonment, and identify the entity to whom the property is proposed to be abandoned, unless the Court orders otherwise. The Debtors submit that given the description of the Personal Property provided herein and the *de minimis* nature of such property, the requirements of the Local Bankruptcy Rules have been satisfied. Alternatively, to the extent the Court finds such information does not meet the requirements of Local Bankruptcy Rule 6007-1, Blockbuster respectfully requests that the Court waive such requirements with respect to this Motion.

33. The Debtors also submit that the abandonment of the Personal Property should be effective as of the Commencement Date, the proposed effective date of rejection of the Leases.

D. Waiver of the Requirements of Bankruptcy Rule 6006(f)

34. Bankruptcy Rule 6006(f)(6) provides that a motion to reject multiple executory contracts or unexpired leases that are not between the same parties shall be limited to no more than 100 executory contracts or unexpired leases. Fed. R. Bankr. P. 6006(f)(6). The 2007 Advisory Committee Note to Rule 6006 states that "[a]n omnibus motion to assume, assign, or reject multiple executory contracts and unexpired leases must comply with the

procedural requirements set forth in subdivision (f) of the rule, unless the court orders otherwise.” Fed. R. Bankr. P. 6006 advisory committee note.

35. The Debtors respectfully request that the Court waive Bankruptcy Rule 6006(f)(6) with respect to this Motion. The affected Leases are for a similar type and purpose: retail store operations. In addition, Blockbuster undertook a comprehensive analysis of the Leases, and its decision to reject each of the Leases, and the legal and factual support for such determinations, are uniform. Moreover, including all the Leases in a single motion avoids any confusion and inefficiency in filing identical motions in which the Debtors request the same relief. Finally, the notice list annexed as ***Exhibit “A”*** hereto is organized in a way that is easy for the landlords to locate their names and property locations, and therefore provides sufficient notice to the landlords of the relief requested herein.

36. Similar relief has been granted in order to serve the “objective of expeditious and efficient administration of cases under the [Bankruptcy] Code.” *In re Old Carco LLC*, 406 B.R. 180, 207-10 (Bankr. S.D.N.Y. 2009) (permitting more than 100 agreements to be rejected through one motion where the agreements were substantially similar, all agreements were subject to the Debtors’ single comprehensive analysis, and all were being rejected, and where requiring the Debtors to file separate motions requesting the same relief would not have advanced the process) (internal quotation marks and citation omitted); *see also In re Movie Gallery Inc.*, Case No. 10-30696 (Bankr. E.D. Va. Feb. 3, 2010) (authorizing, pursuant to a single motion, rejection of over 100 unexpired non-residential real property leases and executory contracts as of the commencement date of debtors’ chapter 11 cases).

VII.

NOTICE

37. No trustee or examiner has been appointed in these chapter 11 cases. The

Debtors have served notice of this Motion on: (i) the Office of the United States Trustee for the Southern District of New York (Attn: Brian Masumoto, Esq.); (ii) those creditors holding the fifty largest unsecured claims against the Debtors' estates; (iii) Sheppard, Mullin, Richter & Hampton LLP, the attorneys for U.S. Bank National Association, as trustee under that certain indenture agreement, dated as of October 1, 2009, with respect to the 11.75% Senior Secured Notes due 2014 issued by Blockbuster Inc. (Attn: Kyle J. Mathews, Esq.); (iv) The Bank of New York Trust Company, N.A., as trustee under that certain indenture agreement, dated as of August 20, 2004, with respect to the 9% Senior Subordinated Notes due 2012 issued by Blockbuster Inc. (Attn: Corporate Trust); (v) Sidley Austin LLP, attorneys for the lenders under the proposed Debtor in Possession Revolving Credit Agreement (the "**DIP Facility**") (Attn: James Seery, Esq.); (vi) Wilmington Trust FSB as Agent (the "**Agent**") under the DIP Facility (Attn: Joshua G. James); (vii) Skadden, Arps, Slate, Meagher & Flom LLP, the attorneys for the Agent (Attn: Peter J. Neckles, Esq.); (viii) the landlords of the Leased Premises identified on **Exhibit "A"** annexed hereto; (ix) the sublessees of Leased Premises identified on **Exhibit "B"** annexed hereto; and (x) Viacom Inc., as guarantor of obligations under certain Leases identified on **Exhibit "A"** (collectively, the "**Notice Parties**"). The Debtors submit that no other or further notice need be provided.

38. No previous request for the relief sought herein has been made by the Debtors to this or any other court.

WHEREFORE the Debtors respectfully request that the Court grant the relief requested herein and such other and further relief as it deems just and proper.

Dated: September 24, 2010
New York, New York

/s/ Stephen Karotkin
Stephen Karotkin
WEIL, GOTSHAL & MANGES LLP
767 Fifth Avenue
New York, New York 10153
Telephone: (212) 310-8000
Facsimile: (212) 310-8007

and

Martin A. Sosland (*admitted pro hac vice*)
WEIL, GOTSHAL & MANGES LLP
200 Crescent Court, Suite 300
Dallas, Texas 75201
Telephone: (214) 746-7700
Facsimile: (214) 746-7700

Exhibit A

Leases to be Rejected

EXHIBIT A
Leases to be Rejected ⁽¹⁾

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
126-01 Hillside Ave. Assoc. LLC	126-01 Hillside Ave. Assoc. LLC Sholom&Zuckerbrot / Kaufman Astoria Studios 35-11 35th Avenue Long Island City, NY 11106	SHATZ, MEIE & SCHER 18 East 48th Street Attn: Michael S. Scher, Esq. New York, NY 10017			36227	8511 126th St Kew Gardens, NY 11415-3312	\$12,956	12/31/11
ABGS School House Associates, L.P.	ABGS School House Associates, L.P. 150 Monument Road, Suite 601 Bala Cynwyd, PA 19004				42207	1036 2nd Street Pike Richboro, PA 18954-1805	\$9,416	10/31/10
Amalgamated Bank of Chicago as Trustee	Amalgamated Bank of Chicago as Trustee c/o National Shopping Plaza, Inc. 200 West Madison Street, Suite 4200 Chicago, IL 60606				17044	9110 S Stony Island Rd Chicago, IL 60617-3511	\$9,456	7/31/11
AmREIT Olmos Creek L.P.	AmREIT Olmos Creek L.P. 8 Greenway Plaza, Suite 1000 Houston, TX 77046				48316	14602 Huebner #100 San Antonio, TX 78230-5415	\$10,703	1/31/12
Apple Valley Mall, L.L.C.	Apple Valley Mall, L.L.C. c/o KGI Properties, LLC 10 Memorial Boulevard, Suite 901 Providence, RI 02903	LawyersCollaborative Attn: Scott J. Summer, Esq. The Calart Tower 400 Reservoir Ave., Suite 3 A Providence, RI 02907			95453	445 Putnam Pike Greenville, RI 02828-2430	\$7,787	6/30/12
Arapahoe Ridge Retail Center, LLC	Arapahoe Ridge Retail Center, LLC Attn: Property Maagement 1901 Avenue of the Stars, Suite 855 Los Angeles, CA 90067	Gipson Hoffman & Pancione A Professional Corporation Attn: Norman D. Sloan, Esq. Los Angeles, CA 90067	Arapahoe Ridge Retail Center LLC Bldg. # BZZ001 P.O. Box 301109 Los Angeles, CA 90030-1109	Arapahoe Ridge Retail Center LLC c/o CB Richard Ellis, Inc. Attn: Barbara Teich Denver, CO 80237	8123	3333 Arapahoe Rd Erie, CO 80516-6006	\$7,676	3/31/11
Ashland Pond Limited Partnership	Ashland Pond Limited Partnership c/o Saxon Real Estate Partners, LLC 200 Oak Point Drive Middleboro, MA 02346	Saxon Real Estate Partners, LLC 200 Oak Point Drive Middleboro, MA 02346			25061	314 Pond St Ashland, MA 01721-2316	\$8,850	3/31/12
Axelrod-Giannascoli Realty Group	Axelrod-Giannascoli Realty Group 400 Post Avenue Suite 307 Westbury, NY 11590				92810	200 Oregon Ave Philadelphia, PA 19148-4708	\$7,623	12/31/10
Badger Plaza, LLC	Badger Plaza, LLC 815 Williams Street Baltimore, MD 21230	Badger Plaza, LLC 2835 O'Donnell Street Suite 200 Baltimore, MD 21224			55016	4111 Durand Ave Racine, WI 53405-4415	\$4,989	10/31/10
Balden Towne Plaza Limited Partnership	Balden Towne Plaza Limited Partnership c/o Watt Management Company 2716 Ocean Park Blvd., Suite 3040 Santa Monica, CA 90405	Balden Towne Plaza Dept 2783-110841 Los Angeles, CA 90084			2674	630 W Ventura St Fillmore, CA 93015-1925	\$6,009	9/30/11
BASSWOOD CROSSING LIMITED PARTNERSHIP	BASSWOOD CROSSING LIMITED PARTNERSHIP c/o Cencor Realty Services, Inc. 3102 Maple Avenue Dallas, TX 75201	BASSWOOD CROSSING LIMITED PARTNERSHIP c/o Cencor Realty Services, Inc. 3102 Maple Avenue, Suite 500 Dallas, TX 75201			48524	7451 N Beach St #140 Fort Worth, TX 76137-5160	\$6,284	7/31/11
Bauer Development LLC	Bauer Development LLC P.O. Box 574 Baymore, MD 64083				45082	109 Heritage Drive Newberry, SC 29108-4101	\$10,095	4/30/13
Bay Auto Mall Corp.	Bay Auto Mall Corp. Attn: Larry Homler 500 Old Country Road Garden City, NY 11530	Gerald P. Rosenberg, Esq Cahn, Wishod & Lamb, LLP Attn: Gerald P. Rosenberg, Esq. Melville, NY 11747-9034			36341	169 Pine Hollow Rd Oyster Bay, NY 11771-4705	\$10,149	10/31/10
Beachrose Evans LLC and Plaza Evans LLC	Beachrose Evans LLC and Plaza Evans LLC c/o Westwood Financial Corp 11440 San Vicente Blvd., Ste 200 Los Angeles, CA 90049	Plaza Evans LLC and Beachrose Evans LLC Evans Crossing c/o Westwood Financial Corp 11440 San Vicente Blvd., Ste 200 Los Angeles, CA 90049			13153	4351 Washington Rd Evans, GA 30809-3946	\$8,694	10/31/10
Beacon Light Partners, Ltd.	Beacon Light Partners, Ltd. c/o Rotella Toroyan Clinton Group, LLP 500 NE Spanish River Boulevard, Suite 12 Boca Raton, FL 33431	Beacon Light Partners LTD c/o Rotella Toroyan Clinton Group LLP 500 NE Spanish River Blvd., Ste 12 Boca Raton, FL 33431			12418	2410 N Federal Hwy Lighthouse Point, FL 33064-6854	\$9,089	6/30/12
Beck BBV Seven, LLC	Beck BBV Seven, LLC C/o Urbahns Companies, Inc. Attn: John Urbahns Indianapolis, IN 46250	Robinson Wolenty & Young, LLP Barbara A. Wolenty, Esq. 8888 Keystone Crossing, Suite 710 Indianapolis, IN 46240			18630	35 Beck Lane Ste C Lafayette, IN 47909-2842	\$10,400	3/31/14
Belknap-Beach, Ltd.,	Belknap-Beach, Ltd., 2012 E. Randol Mill Rd., Suite 211 Arlington, TX 76011				48455	3812 E Belknap St Fort Worth, TX 76111-6012	\$10,950	6/30/12
BG GMT III, LLC	BG GMT III, LLC ACCT # 101491-20457-1053 C/O Developers Diversified Realty Corporation Beachwood, OH 44122	BG GMT III, LLC Dept 101491-20457-1053 P.O. Box 951701 Cleveland, OH 44193			36552	750 Young St Tonawanda, NY 14150-4101	\$8,987	9/30/10
Blockbuster Investors L.P.	Blockbuster Investors L.P. c/o McWhirter Realty Corp. 709 Canton Road Marietta, GA 30060	McWhirter Realty Corp. 709 Canton Road Suite 240 Marietta, GA 30060			92214	1415 Opelika Rd Auburn, AL 36830-3317	\$8,027	9/30/12

⁽¹⁾ The Debtor lessee for each of the Leases listed in Exhibit A is Blockbuster Inc.

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Bradley Operating, LLC	Bradley Operating, LLC c/o Centro Properties Group 40 Skokie Boulevard, Suite 600 Northbrook, IL 60062	Bradley Operating LLC c/o Centro Properties Group Attn: Legal Dept. New York, NY 10170	Bradley Operating, LLC General Post Office P.O. Box 30905 New York, NY 10087-0905		55717	15437 W National Ave New Berlin, WI 53151-5156	\$9,113	1/31/12
BRO-PEN Associates, LLC	BRO-PEN Associates, LLC Attn: Leae Administrator 570 Delaware Avenue Buffalo, NY 14202	BRO-PEN Associates, LLC c/o Benderson Development Company, Inc. P.O. Box 823201 Philadelphia, PA 19182-3201			36971	5079 Broadway Ste 100 Depew, NY 14043-4017	\$7,699	9/30/15
C & M Sallon, LLC	C & M Sallon, LLC 4634 Valle Del Sol Bansall, CA 92003				95238	870 W Williams Ave Fallon, NV 89406-2652	\$17,269	12/31/11
C.B. Group Of Brevard, L.C.	C.B. Group Of Brevard, L.C. 502 East New Haven Avenue Melbourne, FL 32901				12477	2003 N Atlantic Ave #A Cocoa Beach, FL 32931-3302	\$4,854	12/31/10
Castaic Village, LLC	Castaic Village, LLC c/o Summit Team Inc. Attn: Dave Israelsky Fountain Valley, CA 92708	Castaic Village, LLC c/o Columbus Pacific Properties 30765 Pacific Coast Highway, Suite 360 Malibu, CA 902652625			6916	31834 N Castaic Rd Castaic, CA 91384-3943	\$6,887	2/28/11
Cedar-Kings, LLC	Cedar-Kings, LLC c/o Cedar Shopping Centers, Inc. Attn: Brenda J. Walker, Vice President Port Washington, NY 11050				90669	1074 Kings Highway New Bedford, MA 02745-4949	\$10,485	7/31/11
Center Point Limited Partnership	Center Point Limited Partnership c/o Bayer Properties, L.L.C. 2222 Arlington Avenue Birmingham, AL 35205				91831	2300 Center Point Pkwy Center Point, AL 35215-3608	\$7,653	1/31/14
Centerville Development Company	Centerville Development Company C/O R.J. Waters & Associates, Inc. 402 Bayard Rd., Suite 200 Kennett Square, PA 19348				42167	584 Centerville Rd Lancaster, PA 17601-1306	\$6,628	10/31/11
Centro Bradley SPE 1 LLC	Centro Bradley SPE 1 LLC 131 Dartmouth Street, 6th Floor Boston, MA 02116-5134	Centro Bradley SPE 1 LLC Lease ID 4175042 PO Box 533265 Charlotte, NC 28290-3265	Centro Properties Group 40 Skokie Boulevard, Suite 600 Northbrook, IL 60062		55716	10954 N Pt Washington Rd Mequon, WI 53092-5031	\$11,053	1/30/12
Cleves Land Holdings	Cleves Land Holdings 45 Fairfield Ave., Suite 200 Bellevue, KY 41073				39555	4153 State Route 128 Cleves, OH 45002-9393	\$9,217	11/30/12
CORE Realty Holdings Management, Inc.	CORE Realty Holdings Management, Inc. fbo TIC Grand Rapids Airport 1-35, LLC (et al) c/o First Companies, Inc. Grand Rapids, MI 49512	CORE Realty Holdings Management, Inc. fbo TIC Grand Rapids Airport 1-35, LLC (et al) 1600 Dove Street, Ste 450 Newport Beach, CA 92660			80917	4595 Broadmoor Ave #170 Kentwood, MI 49512	\$2,359	8/31/11
CVS of DC and VA, Inc	CVS of DC and VA, Inc c/o CVS Pharmacy, Inc. Store #01365-01A Woonsocket, RI 02895	CVS c/o Lease Administration One CVS Drive (#01365-01A) Woonsocket, RI 02895	People's SVC Drug Store c/o CVS Pharmacy Inc #01365-01A Woonsocket, RI 02895	Grubb & Ellis Company 400 Northridge Road Suite 1200 Atlanta, GA 30350	95613	1639 P Street NW Washington, DC 20036-1403	\$8,188	11/30/10
Dam Neck Properties, L.P.	Dam Neck Properties, L.P. 4529 E. Honeygrove Road, Suite 307 Virginia Beach, VA 23455				51030	1676 General Booth Blvd Virginia Beach, VA 23454-5602	\$9,483	6/30/12
DAUPHIN PLAZA ASSOCIATES, L.P.	DAUPHIN PLAZA ASSOCIATES, L.P. c/o WP Realty, Inc. 940 Haverford Road Bryn Mawr, PA 19010	Dauphin Plaza Associates, L.P. FBO Greenwich Box 512319 Philadelphia, PA 19175-2319			42084	3836 Union Deposit Rd Harrisburg, PA 17109-5919	\$9,965	8/31/12
DC Management, LLC	DC Management, LLC c/o CB Richard Ellis 555 Capitol Mall, Suite 215 Sacramento, CA 95814	DC Management, LLC Lake Forest Plaza-BAF001 ITF Lake Forest Plaza P.O. Box 82551 Goleta, CA 93118-2551			2560	2222 Francisco Dr Ste 240 El Dorado Hills, CA 95762-3764	\$5,573	10/31/10
DDR Southeast Windsor, L.L.C.	DDR Southeast Windsor, L.L.C. c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, OH 44122	DDR Southeast Windsor, L.L.C. c/o Developers Diversified Realty Corporation Attn: General Counsel Beachwood, OH 44122	DDR Southeast Windsor, L.L.C. Dept 101491 30156 15630 PO Box 951049 Cleveland, OH 44193		9009	1095 Kennedy Rd Windsor, CT 06095-1339	\$8,708	12/31/10
DDRTC Anderson Central LLC	DDRTC Anderson Central LLC c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, OH 44122	DDRTC Anderson Central LLC c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, OH 44122	DDRTC Anderson Central LLC. Dept 101491-30449-22231 PO Box 534410 Atlanta, GA 30353-4410		45060	629 Highway 28 Bypass Ste H1 Anderson, SC 29624-3009	\$4,963	9/30/10
Demoulas Super Markets, Inc.	c/o DSM Realty 875 East street Tewksbury, MA 01876	c/o Cornelia C. Adams, Esq. 144 Merrimack Place Lowell, MA 10852			33014	21 Jones Rd Ste 3 Milford, NH 03055-3101	\$5,676	10/31/10
Demoulas Super Markets, Inc. (DSM)	Demoulas Super Markets, Inc. (DSM) 875 East Street Tewksbury, MA 01876				25046	25 Storey Ave Newburyport, MA 01950-1869	\$7,682	2/28/11
DMB-Newey Joint Venture	DMB-Newey Joint Venture 3733 University Blvd. W #115A Jacksonville, FL 32217				12513	3035 W New Haven Ave West Melbourne, FL 32904-3605	\$12,333	1/31/12

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Donahue Schriber Realty Group, L.P.	Donahue Schriber Realty Group, L.P. 200 E. Baker Street, Suite 100 Costa Mesa, CA 92626	DSRG Mission Oaks Plaza P.O. Box 6157 Hicksville, NY 11802-6157			6775	5221 Mission Oaks Blvd Camarillo, CA 93012-5400	\$8,433	12/31/10
East PGH Street Development Co., L. P.	East PGH Street Development Co., L. P. 835 East Pittsburgh Street Greensburg, PA 155601				90511	812 E Pittsburgh St Greensburg, PA 15601-2652	\$6,183	12/31/10
Eden Kings Ridge Village, LLC	Eden Kings Ridge Village, LLC 2805 E. Oakland Park Blvd. #356 Ft. Lauderdale, FL 33306	Eden Kings Ridge Village, LLC 915 Middle River Drive Suite 506 Ft. Lauderdale, FL 33304			12800	4279 S Highway 27 Ste 1 Clermont, FL 34711	\$13,271	10/31/12
Elimi Properties, Inc.	Elimi Properties, Inc. P.O. Box 327 Swosset, NY 11791-0327				36135	184 W 231st St Bronx, NY 10463-5618	\$13,548	11/30/10
ERSKINE PLAZA ASSOCIATES	ERSKINE PLAZA ASSOCIATES c/o Grubb & Ellis Cressy & Everett Management 3930 Edison Lakes Parkway, Suite 200 Mishawaka, IN 46545				18635	906 Erskine Plaza South Bend, IN 46614-3244	\$10,098	9/30/10
Forest View Apartments, Inc.	Forest View Apartments, Inc. c/o A. Lichtenstein Co., Inc One Independence Plaza, Suite 800 Homewood, AL 35209	Forest View Apartments, Inc. c/o A. Lichtenstein Co., Inc. P.O. Box 530970 Birmingham, AL 35253			1047	760 Academy Dr Ste 110 Bessemer, AL 35022-5299	\$10,341	12/31/12
Fort Lee Plaza LLC	Fort Lee Plaza LLC c/o AAC Management Corp. 433 Fifth Avenue New York, NY 10016	Fort Lee Plaza, LLC c/o AAC Management Corp. Attn: Accounts Receivable New York, NY 10016			34134	1640 Schlosser St Fort Lee, NJ 07024-5606	\$14,928	11/30/12
Galileo Southland LLC	Galileo Southland LLC c/o Centro Properties Group Attn: Legal Dept New York, NY 10170	Galileo Southland LLC c/o Centro Properties Group Midwest Regional Office / Legal Dept Farmington, MI 48336	Galileo Southland LLC P.O. Box 74835 Cleveland, OH 44194-4835		39593	6869 Pearl Rd Middleburg Heights, OH 44130-3633	\$8,514	3/31/12
Geneva Shopping Center, LLC	Geneva Shopping Center, LLC 414 Eagle Rock Avenue, Suite 208 West Orange, NJ 07052				36209	365 Hamilton St Geneva, NY 14456-2951	\$4,160	9/30/10
Golder Ranch Retail Center, LLC	Golder Ranch Retail Center, LLC c/o Venture West Real Estate Services LLC 6007 E. Grant Rd. Tucson, AZ 85712				4155	15250 N. Oracle Road Tucson, AZ 85739	\$10,046	10/31/11
Good Rock Realty Partners, L.P.	Good Rock Realty Partners, L.P. c/o Goodman Properties 636 Old York Road/ 2nd Floor Jenkintown, PA 19046				42051	400 Huntington Pike Rockledge, PA 19046-4448	\$6,730	10/31/10
Greenwich Associates	Greenwich Associates 1385 Boston Post Road Larchmont, NY 10538				36294	1023 First Ave New York, NY 10022-2901	\$19,167	4/29/12
GREIT-Sutter Square, LP	GREIT-Sutter Square, LP c/o Triple Net Properties, LLC Attention: Notice Department Santa Ana, CA 92705	GREIT-Sutter Square, LP P.O. Box 70117 Los Angeles, CA 90074-0106			6162	2929 K St Ste 100 Sacramento, CA 95816-5122	\$20,616	2/29/12
Griffin Family Corporation	Griffin Family Corporation c/o CP Management 11 Court Street Exeter, NH 03833	David S. Brown, Esquire Collander Field & Brown 126 Daniel Street Portsmouth, NH 03801	Griffin Family Corporation c/o CP Management 11 Court Street Exeter, NH 03833	Griffin Family Corporation c/o CP Management 11 Court Street Exeter, NH 03833	90958	738 Islington St Ste G Portsmouth, NH 03801-7210	\$7,050	9/30/10
HEB Grocery Company, LP	HEB Grocery Company, LP P.O. Box 839955 Attn: Shopping Center Development San Antonio, TX 78283-3955				48418	6001 W Parmer Lane Austin, TX 78727-3904	\$12,575	9/30/12
Henry's Joy LLC	Henry's Joy LLC c/o Susan J. Butler 22200 Davis Mill Road Germantown, MD 20876				42086	951 Male Drive Wind Gap, PA 18091-1513	\$7,462	11/30/10
Highlander Plaza Realty Trust	Highlander Plaza Realty Trust Attn: Lease Administrator 610 Old York Road Jenkintown, PA 19046	Jager Management, Inc. 610 Old York Road Jenkintown, PA 19046			25032	3 Traders Way Salem, MA 01970-1867	\$11,947	9/30/12
HM Mall Associates Limited Partnership	HM Mall Associates Limited Partnership c/o The Cordish Company 601 East Pratt Street, 6th Floor Baltimore, MD 21202				24169	2320 Hanover Pike Hampstead, MD 21074-1151	\$7,172	11/30/11
HMP, Inc.	HMP, Inc. 15400 SW Boones Ferry Road Lake Oswego, OR 97035	Grenley, Rotenberg, Evans, Bragg & Bodie, P.C. 1211 SW 5th Ave Suite 1100 Pacwest Center Portland, OR 97204	KBC Management, Inc. 2107 NW 23rd Avenue Portland, OR 97210	KBC Management, Inc. 2107 NW 23rd Avenue Portland, OR 97210	41042	1309 NW 23rd Ave Portland, OR 97210-2601	\$7,013	4/30/11
Imedra 8888 Family Limited Partners	Imedra 8888 Family Limited Partners Lincoln Center 3919 W. Beverly Boulevard Los Angeles, CA 90004	Imedra # 8888 Family & LP - Lincoln Center c/o Pacific Properties Management Hanmi Bank, Olympic Office; Attn: Deborah Yoon Los Angeles, CA 90019			6107	8970 Knott Ave Buena Park, CA 90620-4137	\$11,624	1/31/11

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Indy Management Group, Inc.	Indy Management Group, Inc. P.O. Box 709 Orland Park, IL 60462	Indy Management Group, Inc. c/o Valenti Real Estate Services, Inc 652 Girls School Road, Suite 100 Indianapolis, IN 46214	Valenti Real Estate Services, Inc. 652 Girls School Road, Suite 100 Indianapolis, IN 46214		18532	3737 E Washington St Indianapolis, IN 46201-4444	\$5,361	9/30/10
Inland Hartford Plaza, L.L.C.	Inland Hartford Plaza, L.L.C. c/o Inland Commercial Property Management 2901 Butterfield Road Oak Brook, IL 60523	Inland Commercial Property Management, C/o Hartford Plaza # 142 4575 Paysphere Circle Chicago, IL 60674			17363	1279 Rickert Dr Naperville, IL 60540-0954	\$12,924	2/28/14
Inland Western McKinney Lake Forest, L.P.	Inland Western McKinney Lake Forest, L.P. Attn: Vice President 2901 Butterfield Road Oak Brook, IL 60523	Inland Southwest Management, LLC #5057 5741 Legacy Drive Suite 315 Plano, TX 75024	Inland Southwest Management, LLC #5057 P.O. Box 201474 Dallas, TX 75320-1474	Inland Southwest Management, LLC #5057 2201 N. Central Expressway, Suite 260 Richardson, TX 75080	48717	4100 S Lake Forest Dr #330 McKinney, TX 75070-6867	\$9,500	10/31/11
IRT Property Company	IRT Property Company c/o Equity One Realty & Management SE, Inc. 1275 Powers Ferry Road SE Marietta, GA 30067	IRT Property Company Equity One Realty & Management SE, Inc. Bank of America Atlanta, GA 30384-4716			13104	115 Fairview Rd Ste 100 Ellenwood, GA 30294-2722	\$10,347	9/30/11
Irvine Retail Properties Company	Irvine Retail Properties Company 100 Innovation Irvine, CA 92612	TIC Retail Properties - Westpark DEPT 0379 - 000004 Los Angeles, CA 90084			6131	3975 Alton Pkwy Irvine, CA 92606-8294	\$27,535	11/30/10
Island Associates, Inc.	Island Associates, Inc. 1015 Aquidneck Ave. Middletown, RI 02842				95201	340 Rhode Island Ave Fall River, MA 02721-2386	\$10,289	12/31/11
JJD-HOV Rocklin LLC	JJD-HOV Rocklin LLC c/o Dana Butcher Associates 1690 West Shaw Avenue, Suite 220 Fresno, CA 93711				2647	3001 Stanford Ranch Rd Rocklin, CA 95765-5537	\$14,340	8/31/12
K-1 Henderson Square Associates, L.P.	K-1 Henderson Square Associates, L.P. c/o Kravco Company The Atrium, 234 Mall Boulevard King of Prussia, PA 19406-1528	KI-Henderson Sq. Associates LP c/o Simon Property Group 225 W. Washington Street Indianapolis, IN 46204-3438	The Kravco Company Henderson Square Associates P.O. Box 829416 Philadelphia, PA 19182-9416		42187	314 S Henderson Rd King of Prussia, PA 19406-2449	\$10,014	8/31/11
Kentlands Retail, Inc.	Kentlands Retail, Inc. c/o LaSalle Investment Management, Inc. Attn: Asset Manager- Kentlands Square Baltimore, MD 21202	Kentlands Retail, Inc C/o CB Richard Ellis, Inc. / Asset Services Attn: Joan T. McCarty Washington, DC 20001-4516	Kentlands Retail, Inc 3638 Paysphere Circle Chicago, IL 60674	Kentlands Retail Inc. c/o CB Richard Ellis, Inc. / Asset Services Attn: Joan McCarty Washington, DC 20001-4516	24109	104 Main St Gaithersburg, MD 20878-5573	\$15,825	8/31/12
Klaimont Enterprises, Inc., an Illinois corporation, as	Klaimont Enterprises, Inc., an Illinois corporation, as C/o Imperial Realty Company 4747 W. Peterson Ave., 2nd Floor Chicago, IL 60647	Imperial Realty Company 4747 West Peterson Ave 2nd Floor Chicago, IL 60646			90102	4650 W Diversey Ave Chicago, IL 60639-1829	\$11,984	1/31/11
KRC Oregon Trail, LLC	KRC Oregon Trail, LLC c/o Kimco Realty 3333 New Hyde Park Road, Suite 100 New Hyde Park, NY 11042	KRC Oregon Trail, LLC 333 New Hyde Park Rd. Suite 100 New Hyde Park, NY 11042			92478	2055 NE Burnside Rd Gresham, OR 97030-7956	\$9,250	3/31/12
Lake Forest Town Center Associates, L.P.	c/o CB Richard Ellis 2125 East Katella Avenue, Suite 100 Anaheim, CA 92806	6351 Turnberry Circle Huntington Beach, CA 92648	CBRE - Bldg ID - #ARI001 P.O. 82551 Goleta, CA 93118-2551		6210	22621 Lakeforest Drive D1 Lakeforest, CA 92630-1792	\$18,881	10/31/10
Larry Rhodes	Larry Rhodes P.O. Box 418 Springer, OK 73458	Larry Rhodes c/o Glenn Marcatos P.O. Box 1158 Choctaw, OK 73020			40023	1208 Garth Brooks Blvd Yukon, OK 73099-4107	\$7,650	9/30/12
Leonard Diener Investment Company	Leonard Diener Investment Company c/o The Blendon Group 374 Millburn Avenue, Suite #205-E Millburn, NJ 07041	Helene Kipnees, Esq. Lasser Hochman, L.L.C. 75 Eisenhower Parkway Roseland, NJ 07068			90543	340 Pompton Ave Verona, NJ 07044-3024	\$15,580	1/31/12
Lincoln & Yosemite Company, a CA, LP	Lincoln & Yosemite Company, a CA, LP C/O Westwood Financial Corp 11440 San Vicente Blvd # 200 Los Angeles, CA 90049	Westwood Financial Corp. 11440 San Vicente Blvd # 200 Los Angeles, CA 90049			8111	9227 E Lincoln Ave #700 Lone Tree, CO 80124-5506	\$7,430	1/31/11
L-M Development Company, L.P. & Lenette	L-M Development Company, L.P. & Lenette Realty & Investment Company 2222 Schuettz Road, Suite #101 St. Louis, MO 63146				55011	7161 S 76th St Franklin, WI 53132-9736	\$11,196	11/30/10
Local Shops at Super K Norfolk, VA, LP	Local Shops at Super K Norfolk, VA, LP 270 Commerce Drive Rochester, NY 14623	Local Shops at Super K Norfolk, VA, LP P.O. Box 630849 Baltimore, MD 21263			51068	1595 International Blvd Norfolk, VA 23513-4803	\$13,748	11/30/11
Mall at Gurnee Mills, LLC	Mall at Gurnee Mills, LLC c/o Gurnee Mills Mall Management Office 6170 West Grand Avenue Gurnee, IL 60031				17505	6170 Grand Ave Ste 131 Gurnee, IL 60031-4592	\$5,001	1/31/11
Margate Capital Holdings, LLC	Margate Capital Holdings, LLC c/o Lat Purser and Associates 4350 Park Road, Suite 300 Charlotte, NC 28209	P.O. Box 1070 Charlotte, NC 28201	Margate Capital Holdings, LLC c/o Lat Purser & Associates P. O. Box 1070 Charlotte, NC 28201-1070		37071	6273 Wilson Grove Rd Charlotte, NC 28227-4272	\$5,720	3/31/11

Lessor	Lessor's Notice Details	Other Notice Parties		Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Market Plaza 450 LLC	Market Plaza 450 LLC c/o Ramco-Gershenson, Inc. 31500 Northwestern Highway, Suite 300 Farmington Hills, MI 48334	Market Plaza 450 LLC File #15101 Collection Center Drive Chicago, IL 60693-5101	Ramco-Gershenson, Inc 31500 Northwestern Highway, Suite 300 Attn: Rick Anthony Farmington Hills, MI 48334	17202	581 Roosevelt Rd Glen Ellyn, IL 60137-5734	\$14,000	12/31/11
Mars Woodbridge Center, Incorporated	Mars Woodbridge Center, Incorporated c/o Carl M. Freeman Retail, LLC PO Box 759169, Ste 150 Baltimore, MD 21275-9169	Mars Woodbridge Center, Incorporated c/o Carl M. Freeman Retail, LLC PO Box 759169, Ste 150 Baltimore, MD 21275-9169	Carl M. Freeman Companies Commercial Real Estate 18330 Village Center Drive Olney, MD 20832	24108	1401 Pulaski Hwy Ste F Edgewood, MD 21040-1398	\$10,444	9/30/10
Mayfair Station LLC	Mayfair Station LLC c/o Pelps Properties 11501 Northlake Drive Cincinnati, OH 45249	Mayfair Station LLC c/o Phillips Edison & Company, Ltd. 11501 Northlake Drive Cincinnati, OH 45249	Mayfair Station LLC c/o Phillips Edison & Company, Ltd 11501 Northlake Drive Cincinnati, OH 45249	48136	754 Grapevine Highway Hurst, TX 76054-2800	\$11,214	3/31/12
Miami Gardens Associates	Miami Gardens Associates % Regency Centers, Inc. One Independent Dr., Suite 114 Jacksonville, FL 32202-5019	c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	Miami Gardens Associates c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	12293	8515 NW 186th St Hialeah, FL 33015-2555	\$11,011	6/30/11
Mystic Property Associates, Limited Partnership	Mystic Property Associates, Limited Partnership c/o Combined Properties, Inc. 25 Riverview Business Park Malden, MA 02148	Kitt Sawitsky, Esq Goulston & Storrs, P.C. 400 Atlantic Ave. Boston, MA 02110		90950	312 Mystic Ave Medford, MA 02155-6317	\$11,952	11/30/11
New Monmouth/35, LLC	New Monmouth/35, LLC c/o Allied Management, Inc. 19 South Livingston Avenue Livingston, NJ 07039			34031	1060 State Route 35 Middletown, NJ 07748-2604	\$14,238	3/31/11
Nittany Commons LLC	Nittany Commons LLC c/o Pyramid Construction Group 275 North Franklin Turnpike Ramsey, NJ 07446			42174	2290 E College Ave State College, PA 16801-7205	\$3,364	10/31/10
North Baltimore Realty Associates	North Baltimore Realty Associates c/o Goodman Properties Attn: Bruce A. Goodman Jenkintown, PA 19046	Friedman, Schuman, Applebaum, Nemeroff & McCaffery, P.C. 101 Greenwood Ave, 5th Floor Jenkintown, PA 19046	Goodman Properties 636 Old York Rd-2nd Floor Jenkintown, PA 19046	42019	103 N Baltimore Pike Springfield, PA 19064-3733	\$13,004	2/29/12
Northgate Limited Liability Company	Northgate Limited Liability Company 317 East Capital Street 10th Floor/Lamar Life Building Jackson, MS 39201	Cherokee Square Shopping Center SDS-12-2929 PO Box 86 Minneapolis, MN 55486-2929	General Growth Properties Attn: Kenneth Walker 1600 N. Jackson St., Suite 236 Tullahoma, TN 37388	47002	1802 N Jackson St Tullahoma, TN 37388-8218	\$4,360	3/31/11
Northridge Commons LLC	Northridge Commons LLC c/o Ross Financial Group 31390 Northwestern Highway, Suite A Farmington Hills, MI 48334	Ross Financial Companies 31390 Northwestern Hwy, Suite A Farmington Hills, MI 48334		26026	33523 8 Mile Rd Livonia, MI 48152-4117	\$10,583	2/28/11
NPNC, LLC	NPNC, LLC c/o Northstar Centers, LLC 532 Page Street Stroughton, MA 02072			9011	266 E Main St Clinton, CT 06413-2254	\$4,568	3/31/11
Oakhill Village Associates Limited Partnership	Oakhill Village Associates Limited Partnership 10866 Wilshire Blvd., 11th Floor Los Angeles, CA 90024			12194	6600 Old Winter Garden Rd Orlando, FL 32835-1218	\$8,500	7/31/11
Pendleton/ Parkside LLC	Pendleton/ Parkside LLC c/o Mann Properties Management 6925 E. 96th Street, Suite 200 Indianapolis, IN 46250-3302			18503	4060 Pendleton Way Indianapolis, IN 46226-5224	\$6,694	10/31/10
Pennsville, L.P.	Pennsville, L.P. c/o Stoltz Management of Delaware, Inc. 725 Conshohocken State Road Bala Cynwyd, PA 19004			42168	217 W Lancaster Ave Ardmore, PA 19003-1402	\$16,100	6/30/11
PERA City Plaza Tampa, Inc.	PERA City Plaza Tampa, Inc. c/o LaSalle Investment Management 100 E. Pratt St., 20th FL Baltimore, MD 21202	PERA City Plaza Tampa, Inc. 36905 Treasury Circle Chicago, IL 60694-6900	Crossman & Company 3333 S. Orange Avenue Suite 201 Orlando, FL 32806	12285	16033 Tampa Palms Blvd Tampa, FL 33647-2001	\$11,082	3/31/11
Perricone, Sam	Perricone, Sam dba Perricone Properties Real Estate Division P.O. Box 21845 Los Angeles, CA 90021			6535	25252 Jeronimo Rd Ste B3 Lake Forest, CA 92630-4957	\$21,390	1/31/11
PK III Caughlin Ranch LLC	PK III Caughlin Ranch LLC c/o Kimco Realty 1631 B South Melrose Drive Vista, CA 92081	Kimco Realty Corporation Attn: Eileen Donlon PK III Caughlin Ranch LLC New Hyde Park, NY 11042	PK III CAUGHLIN RANCH LLC LEASE ID #SNVR1500/LBLOC//01 P O BOX 100544 PASADENA, CA 91189-0544	32059	4798 Caughlin Pkwy Ste B Reno, NV 89509-0953	\$10,343	4/30/12
PMAT Bellair, L.L.C.	PMAT Bellair, L.L.C. c/o Property One, Inc. 4141 Veterans Blvd., Suite 300 Metairie, LA 70002	Sher Garner c/o Neal Kling 909 Poydras Street, 28th Floor New Orleans, LA 70112	PMAT Bellair, L.L.C. 4141 Veterans Memorial Blvd., Suite 300 Metairie, LA 70002	12112	2429 N Atlantic Ave #42 Daytona Beach, FL 32118-3200	\$11,333	5/31/11
PRTC, L.P.	PRTC, L.P. c/o Shapell Industries, Inc 8383 Wilshire Blvd., Ste 700 Beverly Hills, CA 90211	PRTC, LP c/o Liberty Building Company 321 South Beverly Dr., Ste K Beverly Hills, CA 90212	PRTC, LP c/o Shapell Industries, Inc 27150-K Alicia Parkway Laguna Niguel, CA 92656	2554	19767 Rinaldi St Northridge, CA 91326-4143	\$13,817	6/30/11

Lessor	Lessor's Notice Details	Other Notice Parties		Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
RAMCO-GERSHENSON Properties, L.P.	RAMCO-GERSHENSON Properties, L.P. 31500 Northwestern Highway Suite 300 Farmington Hills, MI 48334	Ramco-Gershenson Properties, L.P. P.O. Box 350018 Boston, MA 02241-0518		12409	4017 W Commercial Blvd Tamarac, FL 33319-3301	\$6,007	12/31/10
Randolph Plaza II, LLC	Randolph Plaza II, LLC c/o Arizona Partners 6621 N. Scottsdale Rd. Scottsdale, AZ 85250	Arizona Partners Retail Investments Group, LLC Randolph Plaza II, LLC 6621 N. Scottsdale Road Scottsdale, AZ 85250		4090	4054 E 22nd St Tucson, AZ 85711-5334	\$5,124	8/31/13
RCC Olde Towne Marketplace, LLC	RCC Olde Towne Marketplace, LLC c/o River City Capital, LLC 6243 River Road, Suite 5 Richmond, VA 23229	RCC Olde Towne Marketplace, LLC c/o River City Capital, LLC PO Box 17710 Richmond, VA 23226		51074	1501 London Blvd Portsmouth, VA 23704-2131	\$6,855	8/31/11
Regency Centers, L.P.	Regency Centers, L.P. c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	Regency Centers, LP c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	Regency Centers, L.P. c/o Leetsdale Marketplace P.O. Box 676481 Dallas, TX 75267-6481	8047	7150 Leetsdale Dr Denver, CO 80224-3529	\$11,275	4/30/12
Regency Centers, L.P.	Regency Centers, L.P. c/o Regency Centers Corporation One Independent Dr., Ste 114 Jacksonville, FL 32202-5019	Regency Centers, L.P. 1708 Peachtree Street, Suite 425 Atlanta, GA 30309	Regency Centers, L.P. c/o Rivermont Station #14402 P.O. Box 532955 Atlanta, GA 30353-2955	13103	8465 Holcomb Bridge Rd #1000 Johns Creek, GA 30022-2890	\$14,389	11/30/11
Reseda Colonia, LLC, Lincoln Colonia, LLC, Arneill Colonia, LLC, Victory Colonia, LLC, Wilcox Colonia, LLC, Wilshire-Selby Colonia, LLC Los Angeles, CA 90049	Reseda Colonia, LLC, Lincoln Colonia, LLC, Arneill Colonia, LLC, Victory Colonia, LLC, Wilcox Colonia, LLC, Wilshire-Selby Colonia, LLC Los Angeles, CA 90049	Westwood Financial Corp. 11440 San Vicente Blvd. #200 Attention: Larry Stern Los Angeles, CA 90049	Colonia Verde Shopping Center c/o Westwood Financial Corp. 11440 san vicente Blvd. Los Angeles, CA 90049	4019	7111 E Tanque Verde Rd Tucson, AZ 85715-3431	\$15,605	1/31/11
Ronald Benderson, Randall Bendrson and David H. Baldauf,	Ronald Benderson, Randall Bendrson and David H. Baldauf, as Trustees for Benerson 85-1 Trust dated Oct. 14, 1985 c/o Benderson Development Co., Inc. Buffalo, NY 14203-0660	Benderson 85-1 Trust P.O. Box 823201 Philadelphia, PA 19182-3201		36843	2352 Delaware Ave Buffalo, NY 14216-2248	\$8,924	1/31/12
S Square	S Square C/o Stratford, Inc 1035 Boyce Road Pittsburgh, PA 15237	S Square c/o Worldview Travel 731 Washington Road Pittsburgh, PA 15228		90513	1358 Poplar Street Pittsburgh, PA 15205-4156	\$6,496	12/31/11
S-B Properties No. 7, Ltd.	S-B Properties No. 7, Ltd. c/o Barclay Group 1123 Overcash Drive Dunedin, FL 34698			12218	2115 E Hillsborough Ave Tampa, FL 33610-8204	\$9,723	12/31/11
Southgate Marketplace, LLLP	Southgate Marketplace, LLLP c/o Fedder Management Corporation 10096 Red Run Boulevard, Suite 300 Owings Mills, MD 21117	Southgate Marketplace L.P. c/o Fedder Management Co. 10096 red Run Blvd., Suite 300 Owings Mills, MD 21117	Fedder Management Company 10096 Red Run Blvd., Suite 300 Owings Mills, MD 21117	90357	1811 S Crain Highway Glen Burnie, MD 21061-5504	\$0	3/31/14
Southside Marketplace, L.P.	Southside Marketplace, L.P. c/o Regency Centers Corporation Attn: Lease Administration Jacksonville, FL 32202-5019	Southside Marketplace, L.P. c/o Regency Centers Corporation Attn: Legal Dept Jacksonville, FL 32202-5019	Regency Centers L.P. Southside Marketplace Shopping Center P.O. Box 822158 Philadelphia, PA 19182-2158	24087	919 E Fort Ave Baltimore, MD 21230-4763	\$8,186	10/31/10
Southstar Holdings-Thomasville, LLC	Southstar Holdings-Thomasville, LLC C/o Tribek Properties 200 Providence Road, Suite 106 Charlotte, NC 28207			37003	909 Randolph St Thomasville, NC 27360-5716	\$3,564	1/31/12
Springhill Partners, LLC	Springhill Partners, LLC PO Box 413 Safety Harbor, FL 34695	Argle Managment, Inc PO Box 413 Safety Harbor, FL 34695		12151	35125 US Highway 19 Palm Harbor, FL 34684-1928	\$8,920	2/28/11
Starrett City Associates	Starrett City Associates Grenadier Realty Corp. 1230 Pennsylvania Ave. Brooklyn, NY 11239			36226	1340 Pennsylvania Ave Brooklyn, NY 11239-2103	\$15,296	7/31/11
Stephen R. Lewinstein d/b/a North Main Realty	Stephen R. Lewinstein d/b/a North Main Realty C/O Capstone Properties, Inc. 5 Burlington Woods, Suite 103 Burlington, MA 01803	Capstone Properties, Inc. 5 Burlington Woods, Suite 103 Burlington, MA 01803		90045	1224 N Main St Providence, RI 02904-1855	\$8,316	12/4/12
Sterling Plaza Shopping Center, LLC	Sterling Plaza Shopping Center, LLC McCaffery Interests, Inc. 2690 Clarendon Blvd, Suite 200 Arlington, VA 22201	Sterling Plaza Shopping Center, LLC Property 121910 PO Box 310300 Des Moines, IA 50331-0300		51018	22330 Sterling Blvd Sterling, VA 20164-4241	\$11,286	11/30/11
Sundance Plaza, L.L.C.	Sundance Plaza, L.L.C. 12906 N. Addison St. Spokane, WA 99218-1255			52146	8917 N Indian Trail Rd Spokane, WA 99208-9157	\$8,870	1/31/13
T. C. Holmes & Son, LLLP	T. C. Holmes & Son, LLLP c/o Madison Retail, LLC One Overton Park Atlanta, GA 30339	T.C. Holmes & Son, LLLP 6810 Stringer Lane Flowery Branch, GA 30542-3877	T.C. Holmes & Son, LLLP d/b/a Shamrock Plaza c/o Madison Retail, LLC Atlanta, GA 30339	13095	3934 N Druid Hills Rd Decatur, GA 30033-3105	\$7,170	10/31/11
Tabani Kilgore, L.P. and Tabani Apple Woodhaven, LLC	Tabani Kilgore, L.P. and Tabani Apple Woodhaven, LLC 16600 Dallas Parkway Dallas, TX 75248	AZT Corporation 2761 East Trinity Mills Road Suite 114 Carrollton, TX 75006	Tabani Kilgore, L.P. P.O. Box 504156 St. Louis, MO 63150-4156	48665	6320 US 287 Hwy Ste 112 Arlington, TX 76001-2868	\$10,853	10/31/13

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Tenneva Properties, LLC	Tenneva Properties, LLC c/o Arthur P. Slaughter- President 415 Cherokee Blvd Knoxville, TN 37919	Tenneva Properties, LLC 415 Cherokee Blvd. Knoxville, TN 37919			91934	1135 Oakridge Turnpike Oakridge, TN 37830-6442	\$8,232	10/23/11
The Cherouge Corporation	The Cherouge Corporation c/o Panos Keshishian 811 N. Central Avenue Glendale, CA 91203	The Cherouge Corporation c/o Panos Keshishian P.O. Box 261236 Encino, CA 91426-1236	The Cherouge Corporation c/o Panos Keshishian 811 N. Central Avenue Glendale, CA 91203		6184	625 Montana Santa Monica, CA 90403-1409	\$31,298	10/31/12
The Commerce Building	The Commerce Building 900 Commerce Building Mobile, AL 36602				92834	5123 Moffett Rd Mobile, AL 36618	\$5,324	5/31/11
The Stop & Shop Supermarket Company	The Stop & Shop Supermarket Company 1385 Hancock Street attn: Senior Vice President Real Estate Quincy, MA 02169	c/o The Stop & Shop Supermarket Company LLC Attn: Senior Vice President of Real Estate P. O. Box 55888 Boston, MA 02205-5888	c/o The Stop & Shop Supermarket Company LLC Attn: Vice President of Real Estate P. O. Box 55888 Boston, MA 02205-5888		25059	164 Summer St Kingston, MA 02364-1280	\$9,958	4/30/11
The Stop & Shop Supermarket Company	The Stop & Shop Supermarket Company P.O. Box 1942 Boston, MA 02105	The Stop & Shop Supermarket Company PO Box 5-0667 Woburn, MA 01815			90375	190 Columbus Blvd New Britain, CT 06051-2263	\$10,924	11/30/10
The Stop & Shop Supermarket Company LLC	The Stop & Shop Supermarket Company LLC P.O. Box 55888 Boston, MA 02205-5888	The Stop & Shop Supermarket Company LLC P. O. Box 55888 Boston, MA 02205-5888			25073	151 VFW Pkwy Revere, MA 02151-2509	\$11,944	7/31/11
Thompson Place Associates	Thompson Place Associates 5545 Cottonport Drive Brentwood, TN 37027				92587	4536 Buena Vista Rd Columbus, GA 31907-4900	\$7,515	12/31/12
Trancom, LLC	Trancom, LLC 570 Delaware Avenue Attn: Lease Administration Dept Buffalo, NY 14202	Trancom, LLC P.O. Box 823201 Philadelphia, PA 19182-3201			36934	9648 Transit Rd Amherst, NY 14051-2265	\$9,636	12/31/10
Turnersville Partners, LLC	Turnersville Partners, LLC c/o Paramount Realty Services, Inc. 1195 Route 70 , Suite 2000 Lakewood, NJ 08701				34071	5200 Route 42 Ste 15 Turnersville, NJ 08012-1760	\$10,519	1/31/12
Union Blvd Realty L.L.C.	Union Blvd Realty L.L.C. C/o Majestic Property Management 60 Cutter Mill Rd., Ste 303 Great Neck, NY 11021	David H. Cohen, Esq. Moritt, Hock, Hamroff & Horowitz, LLP 400 Garden City Plaza, Suite 202 Garden City, NY 11530			36099	476 Union Blvd West Islip, NY 11795-3100	\$12,656	12/31/11
US Regency Retail I, LLC	US Regency Retail I, LLC c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202	US Regency Retail I, LLC c/o Regency Centers Corporation One Independence Drive, Suite 114 Jacksonville, FL 32202-5019	US Regency Retail I, LLC c/o Regency Centers, L.P. P.O. Box 677390 Dallas, TX 75267-7390		48932	7050 N Shiloh Rd Garland, TX 75044-2982	\$9,441	10/31/12
USRP I, LLC	USRP I, LLC c/o Regency Centers Corporation Attn: Lease Administration Jacksonville, FL 32202-5019	USRP I, LLC c/o Regency Centers Corporation Attn: Lease Administration Jacksonville, FL 32202-5019	Regency Centers, L.P. Festival at Manchester Lakes Shopping Center P.O. Box 822179 Philadelphia, PA 19182-2179		91254	7001 Manchester Blvd Ste F Alexandria, VA 22310-3212	\$18,349	9/30/10
USRP II, LLC	USRP II, LLC c/o Regency Centers Corporation Attn: Legal Department Jacksonville, FL 32202	MacQuarie Country Wide-Regency II, LLC c/o Regency Centers One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	USRP 1, LLC Warwick Square Shopping Center P.O. Box 822179 Philadelphia, PA 19182-2179	Regency Centers 150 Mounument Road Bala Cynwyd, PA 19004	42202	2395 York Rd (Rte 263) Jamison, PA 18929	\$8,860	11/30/11
Village Block, LLC	Village Block, LLC c/o Colliers L & A 299 Market Street, Suite 320 Philadelphia, PA 19106	Village Block, LLC c/o Colliers L & A Attn: Accounts Payable Philadelphia, PA 19106			34223	318 Village Center Dr Logan Township, NJ 08085-1418	\$12,347	9/30/10
Waters-Armenia Plaza	Waters-Armenia Plaza c/o Artzibushev & Company 1525 West Hillsborough Avenue Tampa, FL 33604	Artzibushev & Company 1525 West Hillsborough Avenue Tampa, FL 33609			92111	8416 N Armenia Ave Tampa, FL 33604-2695	\$9,399	12/31/11
Watt North Highlands L.P.	Watt North Highlands L.P. c/o Westwood Financial Corp. 11440 San Vicente Blvd., Suite 200 Los Angeles, CA 90049	Watt North Highlands L.P. c/o Westwood Financial Corp. 11440 San Vicente Blvd., Suite 200 Los Angeles, CA 90049			6225	7453 Watt Ave #111 North Highlands, CA 95660-2606	\$13,525	2/28/11
Weber Shopping Center, Ltd.	Weber Shopping Center, Ltd. 921 North Chaparral Street, Suite 100 Corpus Christi, TX 78401	Weber Square Shopping Center 921 North Chaparral Street, Suite 100 Corpus Christi, TX 78401	Landlord Resources L.L.C. 921 North Chaparral Street Suite 100 Corpus Christi, TX 78401		97035	5839 Weber Rd Corpus Christi, TX 78413-3966	\$12,078	4/12/12
Weingarten Nostat, Inc.	Weingarten Nostat, Inc. 2600 Citadel Plaza Drive, Suite 400 Houston, TX 77008	Weingarten Nostat, Inc. P.O. Box 201692 Houston, TX 77216-1692			4105	13085 W McDowell Rd Avondale, AZ 85392-6435	\$8,907	8/31/13
Weingarten Nostat, Inc.	Weingarten Nostat, Inc. 2600 Citadel Plaza Drive, Suite 125 Houston, TX 77008	Weingarten Realty Management Company 1702 E. Highland, Suite 318 Phoenix, AZ 85016			91953	3434 W Greenway Rd Phoenix, AZ 85053-3884	\$9,592	1/31/11

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Weingarten Realty Investors	Weingarten Realty Investors 2600 Citadel Plaza Drive, Suite 125 Attn: General Counsel Houston, TX 77008	Weingarten Realty Investors P.O. Box 924133 Houston, TX 77292-4133	Weingarten Realty Investors P.O. Box 200518 Houston, TX 77216		37238	8156 S Tryon St. Ste A Charlotte, NC 28273-3545	\$10,722	11/30/11
Weingarten Realty Investors	Weingarten Realty Investors PO Box 200518 Houston, TX 77216	Weingarten Realty Management Company 2600 Citadel Plaza Drive Houston, TX 77008			48103	5192 Avenue H Rosenberg, TX 77471-2014	\$8,162	11/30/10
Westford Valley Marketplace, Inc.	Westford Valley Marketplace, Inc. c/o KeyPoint Partners, LLC One Burlington Woods Drive Burlington, MA 01803	UBS Realty Investors, LLC Attn: Director - Asset Management 242 Trumbull Street Hartford, CT 06103-1212	Westford Valley Management Inc C/O KeyPoint Partners, LLC P.O. Box 415002 Boston, MA 02241-5002	KeyPoint Partners, LLC One Burlington Woods Drive Burlington, MA 01803	25015	174 Littleton Rd Westford, MA 01886-3191	\$12,101	8/31/11
Wm. E. Asplin Inc.	Wm. E. Asplin Inc. 250 E. Good Avenue Wadsworth, OH 44281-1942				39362	15101 Lorain Rd Cleveland, OH 44111-5530	\$5,232	9/30/10
Wood Florida Investments, LLC	Wood Florida Investments, LLC Rt. 1, Box 1160 Haskell, OK 74436	Wood Florida Investments, LLC Route 1, Box 1160 Haskell, OK 74436			12352	10016 W Oakland Park Blvd Sunrise, FL 33351-6959	\$9,358	9/30/10
Worthington Park LLC	Worthington Park LLC c/o The Mid-America Management Corporation 1111 Superior Ave., Suite 1100 Cleveland, OH 44114				39356	1365 Worthington Centre Dr Worthington, OH 43085-4901	\$8,650	6/30/11
WRI Brookwood Square, LLC	WRI Brookwood Square, LLC P.O. Box 924133 Attention: General Counsel Houston, TX 77292-4133	WRI Brookwood Square, LLC Project # 0305-190 Lease # LBLOCI 001 P.O. Box 924133 Houston, TX 77292-4133			13035	3999 Austell Rd Ste 901 Austell, GA 30106-1100	\$13,353	11/30/11
WRI/Raleigh LP	WRI/Raleigh LP Attn: General Counsel P.O. Box 924133 Houston, TX 77216-3183	WRI/Raleigh L.P. P.O. Box 203183 Houston, TX 77216-3183	WRI/Raleigh LP Attn: Proeprty Manager P.O. Box 203183 Houston, TX 77216-3183		37226	267 Grande Heights Dr Cary, NC 27513-3925	\$7,794	10/31/10
WRI-Miller Westminster I LLC	WRI-Miller Westminster I LLC c/o Miller Weingarten Realty, LLC 850 Englewood Parkway, Suite 200 Englewood, CO 80110-2304	WRI/Miller Westminster I, LLC P. O. Box 924133 Houston, TX 77292-4133			8110	7243 N Federal Blvd #1200 Westminster, CO 80030-4940	\$9,741	2/28/11
Wyndom Square, LLC	Wyndom Square, LLC 1412 South Legend Hills Drive, Suite 316 Clearfield, UT 84015	Wyndom Square, LLC c/o NAI Utah Commercial Property Management 343 East 500 South Salt Lake City, UT 84111	Wyndom Square, LLC c/o NAI Utah Commercial Property Management 343 East 500 South Salt Lake City, UT 84111		49102	1290 E Highway 193 Layton, UT 84040	\$9,508	6/30/12

Exhibit B

Sublessees of Leased Premises

EXHIBIT B
Sublessees of Leased Premises

Sub-Tenant	Sub-Tenant Address	Store No.	Leased Premises
CSC Lake Forest dba Carsmetics	25252 Jeronimo Road Lake Forest , CA 92630	6535	25252 Jeronimo Rd Ste B3 Lake Forest, CA 92630-4957
Key Loan Co., Inc. dba Muscogee Finance	5517 Hansel Ave Orlando, FL 32809	92587	4536 Buena Vista Rd Columbus, GA 31907-4900
Papa John's #414	PO Box 99900 Louisville, KY 40269	13035	3999 Austell Rd Ste 901 Austell, GA 30106-1100
ProCare Pharmacy, LLC dba CVS	One CVS Drive, Store #2819 Woonsocket, PA 2895	41042	1309 NW 23rd Ave Portland, OR 97210-2601
The Ice Man dba Rita's Italian Ice	2070 Greentree Road Pittsburgh, PA 15220	90513	1358 Poplar Street Pittsburgh, PA 15205-4156

Exhibit C

Proposed Order

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X	
	:
In re	:
	:
BLOCKBUSTER INC., <i>et al.</i> , ¹	:
	:
	:
Debtors.	:
-----X	

Chapter 11
Case No. 10-14997 (BRL)
(Jointly Administered)

**ORDER PURSUANT TO 11 U.S.C. §§ 365(a), AND 554(a) AND
FED. R. BANKR. P. 6006, 6007, AND 9014 APPROVING THE REJECTION OF
CERTAIN UNEXPIRED LEASES OF NON-RESIDENTIAL REAL PROPERTY
AND AUTHORIZING THE ABANDONMENT OF CERTAIN
PERSONAL PROPERTY EFFECTIVE AS OF THE COMMENCEMENT DATE**

Upon the Motion², dated September 24, 2010, of Blockbuster Digital Technologies Inc., its parent Blockbuster Inc., and their debtor affiliates, as debtors and debtors in possession in the above-captioned chapter 11 cases (collectively, “*Blockbuster*” or the “*Debtors*”), for an order pursuant to sections 365(a) and 554(a) of the Bankruptcy Code and Rules 6006, 6007, and 9014 of the Federal Rules of Bankruptcy Procedure (the “*Bankruptcy Rules*”) (i) approving the rejection of certain unexpired leases of nonresidential real property, identified on *Annex I* annexed hereto (the “*Leases*”) and (ii) authorizing the abandonment of certain personal property of the estates located within the premises associated within certain of the Leases (the “*Personal Property*”), all as more fully described in the Motion; and the Court having jurisdiction to consider the Motion and grant the requested relief in accordance with 28

¹ The Debtors, together with the last four digits of each Debtor’s federal tax identification number, are: Blockbuster Inc. (5102); Blockbuster Canada Inc. (1269); Blockbuster Digital Technologies Inc. (9222); Blockbuster Distribution, Inc. (0610); Blockbuster Gift Card, Inc. (1855); Blockbuster Global Services Inc. (3019); Blockbuster International Spain Inc. (7615); Blockbuster Investments LLC (6313); Blockbuster Procurement LP (2546); Blockbuster Video Italy, Inc (5068); Movielink, LLC (5575); Trading Zone Inc. (8588); and B² LLC (5219).

² Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Motion.

U.S.C. §§ 157 and 1334 and the Standing Order M-61 Referring to Bankruptcy Judges for the Southern District of New York Any and All Proceedings Under Title 11, dated July 10, 1984 (Ward, Acting C.J.); and consideration of the Motion being a core proceeding pursuant to 28 U.S.C. § 157(b); and venue being proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409; and the Debtors having provided notice of the Motion and Hearing (as defined below) to the Notice Parties; and the Court having held a hearing to consider the requested relief (the “*Hearing*”); and upon the record of the Hearing, and all of the proceedings before the Court, the Court finds and determines that the requested relief is in the best interests of the Debtors, their estates, creditors, and all parties in interest; the Debtors have provided due and proper notice of the Motion and Hearing and no further notice is necessary; the legal and factual bases set forth in the Motion establish just and sufficient cause to grant the requested relief herein; **IT IS**

HEREBY ORDERED THAT:

1. The Motion is granted as provided herein.
2. Pursuant to section 365(a) of the Bankruptcy Code and Bankruptcy Rules 6006 and 9014, the Debtors’ rejection of the Leases identified on *Annex I* annexed hereto is approved, effective as of the Commencement Date.
3. If the Debtors have deposited funds with a landlord of a Lease identified on *Annex I* as a security deposit or other arrangement, such landlord may not setoff or otherwise use such deposit without the prior authority of the Court or agreement of the parties.
4. Pursuant to section 554 of the Bankruptcy Code and Bankruptcy Rule 6007, the Debtors are authorized, in their sole discretion, to abandon their Personal Property located within the premises that are the subject of certain of the Leases, free and clear of any interests, effective as of the Commencement Date.

5. The limitations contained in Bankruptcy Rule 6006(f)(6) are waived with respect to the Motion.

6. The Debtors have satisfied the requirements of Local Bankruptcy Rule 6007-1.

7. The Debtors are authorized to take such actions as are necessary to implement and effectuate the terms of this Order.

8. This Court shall retain jurisdiction to hear and determine all matters arising from or related to the implementation, interpretation and/or enforcement of this Order.

Dated: _____, 2010
New York, New York

UNITED STATES BANKRUPTCY JUDGE

Annex I

The Leases

ANNEX I
Leases to be Rejected ⁽¹⁾

Lessor	Lessor's Notice Details	Other Notice Parties		Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
126-01 Hillside Ave. Assoc. LLC	126-01 Hillside Ave. Assoc. LLC Sholom&Zuckerbrot / Kaufman Astoria Studios 35-11 35th Avenue Long Island City, NY 11106	SHATZ, MEIE & SCHER 18 East 48th Street Attn: Michael S. Scher, Esq. New York, NY 10017		36227	8511 126th St Kew Gardens, NY 11415-3312	\$12,956	12/31/11
ABGS School House Associates, L.P.	ABGS School House Associates, L.P. 150 Monument Road, Suite 601 Bala Cynwyd, PA 19004			42207	1036 2nd Street Pike Richboro, PA 18954-1805	\$9,416	10/31/10
Amalgamated Bank of Chicago as Trustee	Amalgamated Bank of Chicago as Trustee c/o National Shopping Plaza, Inc. 200 West Madison Street, Suite 4200 Chicago, IL 60606			17044	9110 S Stony Island Rd Chicago, IL 60617-3511	\$9,456	7/31/11
AmREIT Olmos Creek L.P.	AmREIT Olmos Creek L.P. 8 Greenway Plaza, Suite 1000 Houston, TX 77046			48316	14602 Huebner #100 San Antonio, TX 78230-5415	\$10,703	1/31/12
Apple Valley Mall, L.L.C.	Apple Valley Mall, L.L.C. c/o KGI Properties, LLC 10 Memorial Boulevard, Suite 901 Providence, RI 02903	LawyersCollaborative Attn: Scott J. Summer, Esq. The Calart Tower 400 Reservoir Ave., Suite 3 A Providence, RI 02907		95453	445 Putnam Pike Greenville, RI 02828-2430	\$7,787	6/30/12
Arapahoe Ridge Retail Center, LLC	Arapahoe Ridge Retail Center, LLC Attn: Property Maagement 1901 Avenue of the Stars, Suite 855 Los Angeles, CA 90067	Gipson Hoffman & Pacione A Professional Corporation Attn: Norman D. Sloan, Esq. Los Angeles, CA 90067	Arapahoe Ridge Retail Center LLC Bldg. # BZZ001 P.O. Box 301109 Los Angeles, CA 90030-1109	8123	3333 Arapahoe Rd Erie, CO 80516-6006	\$7,676	3/31/11
Ashland Pond Limited Partnership	Ashland Pond Limited Partnership c/o Saxon Real Estate Partners, LLC 200 Oak Point Drive Middleboro, MA 02346	Saxon Real Estate Partners, LLC 200 Oak Point Drive Middleboro, MA 02346		25061	314 Pond St Ashland, MA 01721-2316	\$8,850	3/31/12
Axelrod-Giannascoli Realty Group	Axelrod-Giannascoli Realty Group 400 Post Avenue Suite 307 Westbury, NY 11590			92810	200 Oregon Ave Philadelphia, PA 19148-4708	\$7,623	12/31/10
Badger Plaza, LLC	Badger Plaza, LLC 815 Williams Street Baltimore, MD 21230	Badger Plaza, LLC 2835 O'Donnell Street Suite 200 Baltimore, MD 21224		55016	4111 Durand Ave Racine, WI 53405-4415	\$4,989	10/31/10
Balden Towne Plaza Limited Partnership	Balden Towne Plaza Limited Partnership c/o Watt Management Company 2716 Ocean Park Blvd., Suite 3040 Santa Monica, CA 90405	Balden Towne Plaza Dept 2783-110841 Los Angeles, CA 90084		2674	630 W Ventura St Fillmore, CA 93015-1925	\$6,009	9/30/11
BASSWOOD CROSSING LIMITED PARTNERSHIP	BASSWOOD CROSSING LIMITED PARTNERSHIP c/o Cencor Realty Services, Inc. 3102 Maple Avenue Dallas, TX 75201	BASSWOOD CROSSING LIMITED PARTNERSHIP c/o Cencor Realty Services, Inc. 3102 Maple Avenue, Suite 500 Dallas, TX 75201		48524	7451 N Beach St #140 Fort Worth, TX 76137-5160	\$6,284	7/31/11
Bauer Development LLC	Bauer Development LLC P.O. Box 574 Raymore, MO 64083			45082	109 Heritage Drive Newberry, SC 29108-4101	\$10,095	4/30/13
Bay Auto Mall Corp.	Bay Auto Mall Corp. Attn: Larry Homler 500 Old Country Road Garden City, NY 11530	Gerald P. Rosenburg, Esq Cahn, Wishod & Lamb, LLP Attn: Gerald P. Rosenburg, Esq. Melville, NY 11747-9034		36341	169 Pine Hollow Rd Oyster Bay, NY 11771-4705	\$10,149	10/31/10
Beachrose Evans LLC and Plaza Evans LLC	Beachrose Evans LLC and Plaza Evans LLC c/o Westwood Financial Corp 11440 San Vicente Blvd., Ste 200 Los Angeles, CA 90049	Plaza Evans LLC and Beachrose Evans LLC Evans Crossing c/o Westwood Financial Corp 11440 San Vicente Blvd., Ste 200 Los Angeles, CA 90049		13153	4351 Washington Rd Evans, GA 30809-3946	\$8,694	10/31/10
Beacon Light Partners, Ltd.	Beacon Light Partners, Ltd. c/o Rotella Toroyan Clinton Group, LLP 500 NE Spanish River Boulevard, Suite 12 Boca Raton, FL 33431	Beacon Light Partners LTD c/o Rotella Toroyan Clinton Group LLP 500 NE Spanish River Blvd., Ste 12 Boca Raton, FL 33431		12418	2410 N Federal Hwy Lighthouse Point, FL 33064-6854	\$9,089	6/30/12
Beck BBV Seven, LLC	Beck BBV Seven, LLC C/o Urbahns Companies, Inc. Attn: John Urbahns Indianapolis, IN 46250	Robinson Wolenty & Young, LLP Barbara A. Wolenty, Esq. 8888 Keystone Crossing, Suite 710 Indianapolis, IN 46240		18630	35 Beck Lane Ste C Lafayette, IN 47909-2842	\$10,400	3/31/14
Belknap-Beach, Ltd.,	Belknap-Beach, Ltd., 2012 E. Randol Mill Rd., Suite 211 Arlington, TX 76011			48455	3812 E Belknap St Fort Worth, TX 76111-6012	\$10,950	6/30/12
BG GMT III, LLC	BG GMT III, LLC ACCT # 101491-20457-1053 C/O Developers Diversified Realty Corporation Beachwood, OH 44122	BG GMT III, LLC Dept 101491-20457-1053 P.O. Box 951701 Cleveland, OH 44193		36552	750 Young St Tonawanda, NY 14150-4101	\$8,987	9/30/10
Blockbuster Investors L.P.	Blockbuster Investors L.P. c/o McWhirter Realty Corp. 709 Canton Road Marietta, GA 30060	McWhirter Realty Corp. 709 Canton Road Suite 240 Marietta, GA 30060		92214	1415 Opelika Rd Auburn, AL 36830-3317	\$8,027	9/30/12
Bradley Operating, LLC	Bradley Operating, LLC c/o Centro Properties Group 40 Skokie Boulevard, Suite 600 Northbrook, IL 60062	Bradley Operating, LLC c/o Centro Properties Group Attn: Legal Dept. New York, NY 10170	Bradley Operating, LLC General Post Office P.O. Box 30905 New York, NY 10087-0905	55717	15437 W National Ave New Berlin, WI 53151-5156	\$9,113	1/31/12
BRO-PEN Associates, LLC	BRO-PEN Associates, LLC Attn: Leae Administrator 570 Delaware Avenue Buffalo, NY 14202	BRO-PEN Associates, LLC c/o Benderson Development Company, Inc. P.O. Box 823201 Philadelphia, PA 19182-3201		36971	5079 Broadway Ste 100 Depew, NY 14043-4017	\$7,699	9/30/15

⁽¹⁾ The Debtor lessee for each of the Leases listed in Annex I is Blockbuster Inc.

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
C & M Sallon, LLC	C & M Sallon, LLC 4634 Valle Del Sol Bonsall, CA 92003				95238	870 W Williams Ave Fallon, NV 89406-2652	\$17,269	12/31/11
C.B. Group Of Brevard, L.C.	C.B. Group Of Brevard, L.C. 502 East New Haven Avenue Melbourne, FL 32901				12477	2003 N Atlantic Ave #A Cocoa Beach, FL 32931-3302	\$4,854	12/31/10
Castaic Village, LLC	Castaic Village, LLC c/o Summit Team Inc. Attn: Dave Israelsky Fountain Valley, CA 92708	Castaic Village, LLC c/o Columbus Pacific Properties 30765 Pacific Coast Highway, Suite 360 Malibu, CA 902652625			6916	31834 N Castaic Rd Castaic, CA 91384-3943	\$6,887	2/28/11
Cedar-Kings, LLC	Cedar-Kings, LLC c/o Cedar Shopping Centers, Inc. Attn: Brenda J. Walker, Vice President Port Washington, NY 11050				90669	1074 Kings Highway New Bedford, MA 02745-4949	\$10,485	7/31/11
Center Point Limited Partnership	Center Point Limited Partnership c/o Bayer Properties, L.L.C. 2222 Arlington Avenue Birmingham, AL 35205				91831	2300 Center Point Pkwy Center Point, AL 35215-3608	\$7,653	1/31/14
Centerville Development Company	Centerville Development Company C/O R.J. Waters & Associates, Inc. 402 Bayard Rd., Suite 200 Kennett Square, PA 19348				42167	584 Centerville Rd Lancaster, PA 17601-1306	\$6,628	10/31/11
Centro Bradley SPE 1 LLC	Centro Bradley SPE 1 LLC 131 Dartmouth Street, 6th Floor Boston, MA 02116-5134	Centro Bradley SPE 1 LLC Lease ID 4175042 PO Box 533265 Charlotte, NC 28290-3265	Centro Properties Group 40 Skokie Boulevard, Suite 600 Northbrook, IL 60062		55716	10954 N Pt Washington Rd Mequon, WI 53092-5031	\$11,053	1/30/12
Cleves Land Holdings	Cleves Land Holdings 45 Fairfield Ave., Suite 200 Bellevue, KY 41073				39555	4153 State Route 128 Cleves, OH 45002-9393	\$9,217	11/30/12
CORE Realty Holdings Management, Inc.	CORE Realty Holdings Management, Inc. fbo TIC Grand Rapids Airport 1-35, LLC (et al) c/o First Companies, Inc. Grand Rapids, MI 49512	CORE Realty Holdings Management, Inc. fbo TIC Grand Rapids Airport 1-35, LLC (et al) 1600 Dove Street, Ste 450 Newport Beach, CA 92660			80917	4595 Broadmoor Ave #170 Kentwood, MI 49512	\$2,359	8/31/11
CVS of DC and VA, Inc	CVS of DC and VA, Inc c/o CVS Pharmacy, Inc. Store #01365-01A Woonsocket, RI 02895	CVS c/o Lease Administration One CVS Drive (#01365-01A) Woonsocket, RI 02895	People's SVC Drug Store c/o CVS Pharmacy Inc #01365-01A Woonsocket, RI 02895	Grubb & Ellis Company 400 Northridge Road Suite 1200 Atlanta, GA 30350	95613	1639 P Street NW Washington, DC 20036-1403	\$8,188	11/30/10
Dam Neck Properties, L.P.	Dam Neck Properties, L.P. 4529 E. Honeygrove Road, Suite 307 Virginia Beach, VA 23455				51030	1676 General Booth Blvd Virginia Beach, VA 23454-5602	\$9,483	6/30/12
DAUPHIN PLAZA ASSOCIATES, L.P.	DAUPHIN PLAZA ASSOCIATES, L.P. c/o WP Realty, Inc. 940 Haverford Road Bryn Mawr, PA 19010	Dauphin Plaza Associates, L.P. FBO Greenwich Box 512319 Philadelphia, PA 19175-2319			42084	3836 Union Deposit Rd Harrisburg, PA 17109-5919	\$9,965	8/31/12
DC Management, LLC	DC Management, LLC c/o CB Richard Ellis 555 Capitol Mall, Suite 215 Sacramento, CA 95814	DC Management, LLC Lake Forest Plaza-BAF001 ITF Lake Forest Plaza P.O. Box 82551 Goleta, CA 93118-2551			2560	2222 Francisco Dr Ste 240 El Dorado Hills, CA 95762-3764	\$5,573	10/31/10
DDR Southeast Windsor, L.L.C.	DDR Southeast Windsor, L.L.C. c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, OH 44122	DDR Southeast Windsor, L.L.C. c/o Developers Diversified Realty Corporation Attn: General Counsel Beachwood, OH 44122	DDR Southeast Windsor, L.L.C. Dept 101491 30156 15630 PO Box 951049 Cleveland, OH 44193		9009	1095 Kennedy Rd Windsor, CT 06095-1339	\$8,708	12/31/10
DDRTC Anderson Central LLC	DDRTC Anderson Central LLC c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, OH 44122	DDRTC Anderson Central LLC c/o Developers Diversified Realty Corporation 3300 Enterprise Parkway Beachwood, OH 44122	DDRTC Anderson Central LLC. Dept 101491-30449-22231 PO Box 534410 Atlanta, GA 30353-4410		45060	629 Highway 28 Bypass Ste H1 Anderson, SC 29624-3009	\$4,963	9/30/10
Demoulas Super Markets, Inc.	c/o DSM Realty 875 East street Tewksbury, MA 01876	c/o Cornelia C. Adams, Esq. 144 Merrimack Place Lowell, MA 10852			33014	21 Jones Rd Ste 3 Milford, NH 03055-3101	\$5,676	10/31/10
Demoulas Super Markets, Inc. (DSM)	Demoulas Super Markets, Inc. (DSM) 875 East Street Tewksbury, MA 01876				25046	25 Storey Ave Newburyport, MA 01950-1869	\$7,682	2/28/11
DMB-Newey Joint Venture	DMB-Newey Joint Venture 3733 University Blvd. W #115A Jacksonville, FL 32217				12513	3035 W New Haven Ave West Melbourne, FL 32904-3605	\$12,333	1/31/12
Donahue Schriber Realty Group, L.P.	Donahue Schriber Realty Group, L.P. 200 E. Baker Street, Suite 100 Costa Mesa, CA 92626	DSRG Mission Oaks Plaza P.O. Box 6157 Hicksville, NY 11802-6157			6775	5221 Mission Oaks Blvd Camarillo, CA 93012-5400	\$8,433	12/31/10
East PGH Street Development Co., L. P.	East PGH Street Development Co., L. P. 835 East Pittsburgh Street Greensburg, PA 115601				90511	812 E Pittsburgh St Greensburg, PA 15601-2652	\$6,183	12/31/10
Eden Kings Ridge Village, LLC	Eden Kings Ridge Village, LLC 2805 E. Oakland Park Blvd. #356 Ft. Lauderdale, FL 33306	Eden Kings Ridge Village, LLC 915 Middle River Drive Suite 506 Ft. Lauderdale, FL 33304			12800	4279 S Highway 27 Ste 1 Clermont, FL 34711	\$13,271	10/31/12
Elimi Properties, Inc.	Elimi Properties, Inc. P.O. Box 327 Syosset, NY 11791-0327				36135	184 W 231st St Bronx, NY 10463-5618	\$13,548	11/30/10
ERSKINE PLAZA ASSOCIATES	ERSKINE PLAZA ASSOCIATES c/o Grubb & Ellis Cressy & Everett Management 3930 Edison Lakes Parkway, Suite 200 Mishawaka, IN 46545				18635	906 Erskine Plaza South Bend, IN 46614-3244	\$10,098	9/30/10
Forest View Apartments, Inc.	Forest View Apartments, Inc. c/o A. Lichtenstein Co., Inc One Independence Plaza, Suite 800 Homewood, AL 35209	Forest View Apartments, Inc. c/o A. Lichtenstein Co., Inc. P.O. Box 530970 Birmingham, AL 35253			1047	760 Academy Dr Ste 110 Bessemer, AL 35022-5299	\$10,341	12/31/12

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Fort Lee Plaza LLC	Fort Lee Plaza LLC c/o AAC Management Corp. 433 Fifth Avenue New York, NY 10016	Fort Lee Plaza, LLC c/o AAC Management Corp. Attn: Accounts Receivable New York, NY 10016			34134	1640 Schlosser St Fort Lee, NJ 07024-5606	\$14,928	11/30/12
Galileo Southland LLC	Galileo Southland LLC c/o Centro Properties Group Attn: Legal Dept New York, NY 10170	Galileo Southland LLC c/o Centro Properties Group Midwest Regional Office / Legal Dept Farmington, MI 48336	Galileo Southland LLC P.O. Box 74835 Cleveland, OH 44194-4835		39593	6869 Pearl Rd Middleburg Heights, OH 44130-3633	\$8,514	3/31/12
Geneva Shopping Center, LLC	Geneva Shopping Center, LLC 414 Eagle Rock Avenue, Suite 208 West Orange, NJ 07052				36209	365 Hamilton St Geneva, NY 14456-2951	\$4,160	9/30/10
Golder Ranch Retail Center, LLC	Golder Ranch Retail Center, LLC c/o Venture West Real Estate Services LLC 6007 E. Grant Rd. Tucson, AZ 85712				4155	15250 N. Oracle Road Tucson, AZ 85739	\$10,046	10/31/11
Good Rock Realty Partners, L.P.	Good Rock Realty Partners, L.P. c/o Goodman Properties 636 Old York Road/ 2nd Floor Jenkintown, PA 19046				42051	400 Huntington Pike Rockledge, PA 19046-4448	\$6,730	10/31/10
Greenwich Associates	Greenwich Associates 1385 Boston Post Road Larchmont, NY 10538				36294	1023 First Ave New York, NY 10022-2901	\$19,167	4/29/12
GREIT-Sutter Square, LP	GREIT-Sutter Square, LP c/o Triple Net Properties, LLC Attention: Notice Department Santa Ana, CA 92705	GREIT-Sutter Square, LP P.O. Box 70117 Los Angeles, CA 90074-0106			6162	2929 K St Ste 100 Sacramento, CA 95816-5122	\$20,616	2/29/12
Griffin Family Corporation	Griffin Family Corporation c/o CP Management 11 Court Street Exeter, NH 03833	David S. Brown, Esquire Collander Field & Brown 126 Daniel Street Portsmouth, NH 03801	Griffin Family Corporation c/o CP Management 11 Court Street Exeter, NH 03833	Griffin Family Corporation c/o CP Management 11 Court Street Exeter, NH 03833	90958	738 Islington St Ste G Portsmouth, NH 03801-7210	\$7,050	9/30/10
HEB Grocery Company, LP	HEB Grocery Company, LP P.O. Box 839955 Attn: Shopping Center Development San Antonio, TX 78283-3955				48418	6001 W Parmer Lane Austin, TX 78727-3904	\$12,575	9/30/12
Henry's Joy LLC	Henry's Joy LLC c/o Susan J. Butler 22200 Davis Mill Road Germantown, MD 20876				42086	951 Male Drive Wind Gap, PA 18091-1513	\$7,462	11/30/10
Highlander Plaza Realty Trust	Highlander Plaza Realty Trust Attn: Lease Administrator 610 Old York Road Jenkintown, PA 19046	Jager Management, Inc. 610 Old York Road Jenkintown, PA 19046			25032	3 Traders Way Salem, MA 01970-1867	\$11,947	9/30/12
HM Mall Associates Limited Partnership	HM Mall Associates Limited Partnership c/o The Cordish Company 601 East Pratt Street, 6th Floor Baltimore, MD 21202				24169	2320 Hanover Pike Hampstead, MD 21074-1151	\$7,172	11/30/11
HMP, Inc.	HMP, Inc. 15400 SW Boones Ferry Road Lake Oswego, OR 97035	Grenley, Rotenberg, Evans, Bragg & Bodie, P.C. 1211 SW 5th Ave Suite 1100 Pacwest Center Portland, OR 97204	KBC Management, Inc. 2107 NW 23rd Avenue Portland, OR 97210	KBC Management, Inc. 2107 NW 23rd Avenue Portland, OR 97210	41042 ⁽²⁾	1309 NW 23rd Ave Portland, OR 97210-2601	\$7,013	4/30/11
Imedra 8888 Family Limited Partners	Imedra 8888 Family Limited Partners Lincoln Center 3919 W. Beverly Boulevard Los Angeles, CA 90004	Imedra # 8888 Family & LP - Lincoln Center c/o Pacific Properties Management Hanmi Bank, Olympic Office; Attn: Deborah Yoon Los Angeles, CA 90019			6107	8970 Knott Ave Buena Park, CA 90620-4137	\$11,624	1/31/11
Indy Management Group, Inc.	Indy Management Group, Inc. P.O. Box 709 Orland Park, IL 60462	Indy Management Group, Inc. c/o Valenti Real Estate Services, Inc 652 Girls School Road, Suite 100 Indianapolis, IN 46214	Valenti Real Estate Services, Inc. 652 Girls School Road, Suite 100 Indianapolis, IN 46214		18532	3737 E Washington St Indianapolis, IN 46201-4444	\$5,361	9/30/10
Inland Hartford Plaza, L.L.C.	Inland Hartford Plaza, L.L.C. c/o Inland Commercial Property Management 2901 Butterfield Road Oak Brook, IL 60523	Inland Commercial Property Management, C/o Hartford Plaza # 142 4575 Paysphere Circle Chicago, IL 60674			17363	1279 Rickert Dr Naperville, IL 60540-0954	\$12,924	2/28/14
Inland Western McKinney Lake Forest, L.P.	Inland Western McKinney Lake Forest, L.P. Attn: Vice President 2901 Butterfield Road Oak Brook, IL 60523	Inland Southwest Management, LLC #5057 5741 Legacy Drive Suite 315 Plano, TX 75024	Inland Southwest Management, LLC #5057 P.O. Box 201474 Dallas, TX 75320-1474	Inland Southwest Management, LLC #5057 2201 N. Central Expressway, Suite 260 Richardson, TX 75080	48717	4100 S Lake Forest Dr #330 McKinney, TX 75070-6867	\$9,500	10/31/11
IRT Property Company	IRT Property Company c/o Equity One Realty & Management SE, Inc. 1275 Powers Ferry Road SE Marietta, GA 30067	IRT Property Company Equity One Realty & Management SE, Inc. Bank of America Atlanta, GA 30384-4716			13104	115 Fairview Rd Ste 100 Ellenwood, GA 30294-2722	\$10,347	9/30/11
Irvine Retail Properties Company	Irvine Retail Properties Company 100 Innovation Irvine, CA 92612	TIC Retail Properties - Westpark DEPT 0379 - 000004 Los Angeles, CA 90084			6131	3975 Alton Pkwy Irvine, CA 92606-8294	\$27,535	11/30/10
Island Associates, Inc.	Island Associates, Inc. 1015 Aquidneck Ave. Middletown, RI 02842				95201	340 Rhode Island Ave Fall River, MA 02721-2386	\$10,289	12/31/11
JJD-HOV Rocklin LLC	JJD-HOV Rocklin LLC c/o Dana Butcher Associates 1690 West Shaw Avenue, Suite 220 Fresno, CA 93711				2647	3001 Stanford Ranch Rd Rocklin, CA 95765-5537	\$14,340	8/31/12
K-1 Henderson Square Associates, L.P.	K-1 Henderson Square Associates, L.P. c/o Kravco Company The Atrium, 234 Mall Boulevard King of Prussia, PA 19406-1528	K1-Henderson Sq. Associates LP c/o Simon Property Group 225 W. Washington Street Indianapolis, IN 46204-3438	The Kravco Company Henderson Square Associates P.O. Box 829416 Philadelphia, PA 19182-9416		42187	314 S Henderson Rd King of Prussia, PA 19406-2449	\$10,014	8/31/11

⁽²⁾ Subleased to: ProCare Pharmacy, LLC dba CVS One CVS Drive, Store #2819 Woonsocket, PA 2895

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Kentlands Retail, Inc.	Kentlands Retail, Inc. c/o LaSalle Investment Management, Inc. Attn: Asset Manager- Kentlands Square Baltimore, MD 21202	Kentlands Retail, Inc C/o CB Richard Ellis, Inc. / Asset Services Attn: Joan T. McCarty Washington, DC 20001-4516	Kentlands Retail, Inc 3638 Paysphere Circle Chicago, IL 60674	Kentlands Retail Inc. c/o CB Richard Ellis, Inc. / Asset Services Attn: Joan McCarty Washington, DC 20001-4516	24109	104 Main St Gaithersburg, MD 20878-5573	\$15,825	8/31/12
Klaimont Enterprises, Inc., an Illinois corporation, as	Klaimont Enterprises, Inc., an Illinois corporation, as C/o Imperial Realty Company 4747 W. Peterson Ave., 2nd Floor Chicago, IL 60647	Imperial Realty Company 4747 West Peterson Ave 2nd Floor Chicago, IL 60646			90102	4650 W Diversey Ave Chicago, IL 60639-1829	\$11,984	1/31/11
KRC Oregon Trail, LLC	KRC Oregon Trail, LLC c/o Kimco Realty 3333 New Hyde Park Road, Suite 100 New Hyde Park, NY 11042	KRC Oregon Trail, LLC 333 New Hyde Park Rd. Suite 100 New Hyde Park, NY 11042			92478	2055 NE Burnside Rd Gresham, OR 97030-7956	\$9,250	3/31/12
Lake Forest Town Center Associates, L.P.	c/o CB Richard Ellis 2125 East Katella Avenue, Suite 100 Anaheim, CA 92806	6351 Turnberry Circle Huntington Beach, CA 92648	CBRE - Bldg ID - #ARI001 P.O. 82551 Goleta, CA 93118-2551		6210	22621 Lakeforest Drive D1 Lakeforest, CA 92630-1792	\$18,881	10/31/10
Larry Rhodes	Larry Rhodes P.O. Box 418 Springer, OK 73458	Larry Rhodes c/o Glenn Marcatos P.O. Box 1158 Choctaw, OK 73020			40023	1208 Garth Brooks Blvd Yukon, OK 73099-4107	\$7,650	9/30/12
Leonard Diener Investment Company	Leonard Diener Investment Company c/o The Blenden Group 374 Millburn Avenue, Suite #205-E Millburn, NJ 07041	Helene Kipnees, Esq. Lasser Hochman, L.L.C. 75 Eisenhower Parkway Roseland, NJ 07068			90543	340 Pompton Ave Verona, NJ 07044-3024	\$15,580	1/31/12
Lincoln & Yosemite Company, a CA, LP	Lincoln & Yosemite Company, a CA, LP C/O Westwood Financial Corp 11440 San Vicente Blvd # 200 Los Angeles, CA 90049	Westwood Financial Corp. 11440 San Vicente Blvd # 200 Los Angeles, CA 90049			8111	9227 E Lincoln Ave #700 Lone Tree, CO 80124-5506	\$7,430	1/31/11
L-M Development Company, L.P. & Lenette	L-M Development Company, L.P. & Lenette Realty & Investment Company 2222 Schuetz Road, Suite #101 St. Louis, MO 63146				55011	7161 S 76th St Franklin, WI 53132-9736	\$11,196	11/30/10
Local Shops at Super K Norfolk, VA, LP	Local Shops at Super K Norfolk, VA, LP 270 Commerce Drive Rochester, NY 14623	Local Shops at Super K Norfolk, VA, LP P.O. Box 630849 Baltimore, MD 21263			51068	1595 International Blvd Norfolk, VA 23513-4803	\$13,748	11/30/11
Mall at Gurnee Mills, LLC	Mall at Gurnee Mills, LLC c/o Gurnee Mills Mall Management Office 6170 West Grand Avenue Gurnee, IL 60031				17505	6170 Grand Ave Ste 131 Gurnee, IL 60031-4592	\$5,001	1/31/11
Margate Capital Holdings, LLC	Margate Capital Holdings, LLC c/o Lat Purser and Associates 4350 Park Road, Suite 300 Charlotte, NC 28209	P.O. Box 1070 Charlotte, NC 28201	Margate Capital Holdings, LLC c/o Lat Purser & Associates P. O. Box 1070 Charlotte, NC 28201-1070		37071	6273 Wilson Grove Rd Charlotte, NC 28227-4272	\$5,720	3/31/11
Market Plaza 450 LLC	Market Plaza 450 LLC c/o Ramco-Gershenson, Inc. 31500 Northwestern Highway, Suite 300 Farmington Hills, MI 48334	Market Plaza 450 LLC File #15101 Collection Center Drive Chicago, IL 60693-5101	Ramco-Gershenson, Inc 31500 Northwestern Highway, Suite 300 Attn: Rick Anthony Farmington Hills, MI 48334		17202	581 Roosevelt Rd Glen Ellyn, IL 60137-5734	\$14,000	12/31/11
Mars Woodbridge Center, Incorporated	Mars Woodbridge Center, Incorporated c/o Carl M. Freeman Retail, LLC PO Box 759169, Ste 150 Baltimore, MD 21275-9169	Mars Woodbridge Center, Incorporated c/o Carl M. Freeman Retail, LLC PO Box 759169, Ste 150 Baltimore, MD 21275-9169	Carl M. Freeman Companies Commercial Real Estate 18330 Village Center Drive Olney, MD 20832		24108	1401 Pulaski Hwy Ste F Edgewood, MD 21040-1398	\$10,444	9/30/10
Mayfair Station LLC	Mayfair Station LLC c/o Pelps Properties 11501 Northlake Drive Cincinnati, OH 45249	Mayfair Station LLC c/o Phillips Edison & Company, Ltd. 11501 Northlake Drive Cincinnati, OH 45249	Mayfair Station LLC c/o Phillips Edison & Company, Ltd 11501 Northlake Drive Cincinnati, OH 45249		48136	754 Grapevine Highway Hurst, TX 76054-2800	\$11,214	3/31/12
Miami Gardens Associates	Miami Gardens Associates % Regency Centers, Inc. One Independent Dr., Suite 114 Jacksonville, FL 32202-5019	c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	Miami Gardens Associates c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	P.O. Box 532937 Atlanta, GA 30353-2937	12293	8515 NW 186th St Hialeah, FL 33015-2555	\$11,011	6/30/11
Mystic Property Associates, Limited Partnership	Mystic Property Associates, Limited Partnership c/o Combined Properties, Inc. 25 Riverview Business Park Malden, MA 02148	Kitt Sawitsky, Esq Goulston & Storrs, P.C. 400 Atlantic Ave. Boston, MA 02110			90950	312 Mystic Ave Medford, MA 02155-6317	\$11,952	11/30/11
New Monmouth/35, LLC	New Monmouth/35, LLC c/o Allied Management, Inc. 19 South Livingston Avenue Livingston, NJ 07039				34031	1060 State Route 35 Middletown, NJ 07748-2604	\$14,238	3/31/11
Nittany Commons LLC	Nittany Commons LLC c/o Pyramid Construction Group 275 North Franklin Turnpike Ramsey, NJ 07446				42174	2290 E College Ave State College, PA 16801-7205	\$3,364	10/31/10
North Baltimore Realty Associates	North Baltimore Realty Associates c/o Goodman Properties Attn: Bruce A. Goodman Jenkintown, PA 19046	Friedman, Schuman, Applebaum, Nemeroff & McCaffery, P.C. 101 Greenwood Ave, 5th Floor Jenkintown, PA 19046	Goodman Properties 636 Old York Rd-2nd Floor Jenkintown, PA 19046		42019	103 N Baltimore Pike Springfield, PA 19064-3733	\$13,004	2/29/12
Northgate Limited Liability Company	Northgate Limited Liability Company 317 East Capital Street 10th Floor/Lamar Life Building Jackson, MS 39201	Cherokee Square Shopping Center SDS-12-2929 PO Box 86 Minneapolis, MN 55486-2929	General Growth Properties Attn: Kenneth Walker 1600 N. Jackson St., Suite 236 Tulahoma, TN 37388		47002	1802 N Jackson St Tullahoma, TN 37388-8218	\$4,360	3/31/11
Northridge Commons LLC	Northridge Commons LLC c/o Ross Financial Group 31390 Northwestern Highway, Suite A Farmington Hills, MI 48334	Ross Financial Companies 31390 Northwestern Hwy, Suite A Farmington Hills, MI 48334			26026	33523 8 Mile Rd Livonia, MI 48152-4117	\$10,583	2/28/11
NPNC, LLC	NPNC, LLC c/o Northstar Centers, LLC 532 Page Street Stroughton, MA 02072				9011	266 E Main St Clinton, CT 06413-2254	\$4,568	3/31/11

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Oakhill Village Associates Limited Partnership	Oakhill Village Associates Limited Partnership 10866 Wilshire Blvd., 11th Floor Los Angeles, CA 90024				12194	6600 Old Winter Garden Rd Orlando, FL 32835-1218	\$8,500	7/31/11
Pendleton/ Parkside LLC	Pendleton/ Parkside LLC c/o Mann Properties Management 6925 E. 96th Street, Suite 200 Indianapolis, IN 46250-3302				18503	4060 Pendleton Way Indianapolis, IN 46226-5224	\$6,694	10/31/10
Pennsville, L.P.	Pennsville, L.P. c/o Stoltz Management of Delaware, Inc. 725 Conshohocken State Road Bala Cynwrd, PA 19004				42168	217 W Lancaster Ave Ardmore, PA 19003-1402	\$16,100	6/30/11
PERA City Plaza Tampa, Inc.	PERA City Plaza Tampa, Inc. c/o LaSalle Investment Management 100 E. Pratt St., 20th FL Baltimore, MD 21202	PERA City Plaza Tampa, Inc. 36905 Treasury Circle Chicago, IL 60694-6900	Crossman & Company 3333 S. Orange Avenue Suite 201 Orlando, FL 32806		12285	16033 Tampa Palms Blvd Tampa, FL 33647-2001	\$11,082	3/31/11
Perricone, Sam	Perricone, Sam dba Perricone Properties Real Estate Division P.O. Box 21845 Los Angeles, CA 90021				6535 ⁽³⁾	25252 Jeronimo Rd Ste B3 Lake Forest, CA 92630-4957	\$21,390	1/31/11
PK III Caughlin Ranch LLC	PK III Caughlin Ranch LLC c/o Kimco Realty 1631 B South Melrose Drive Vista, CA 92081	Kimco Realty Corporation Attn: Eileen Donlon PK III Caughlin Ranch LLC New Hyde Park, NY 11042	PK III CAUGHLIN RANCH LLC LEASE ID #SNVR1500/LBLOC//01 P O BOX 100544 PASADENA, CA 91189-0544		32059	4798 Caughlin Pkwy Ste B Reno, NV 89509-0953	\$10,343	4/30/12
PMAT Bellair, L.L.C.	PMAT Bellair, L.L.C. c/o Property One, Inc. 4141 Veterans Blvd., Suite 300 Metairie, LA 70002	PMAT Bellair, L.L.C. c/o Neal Kling 909 Poydras Street, 28th Floor New Orleans, LA 70112	PMAT Bellair, L.L.C. 4141 Veterans Memorial Blvd., Suite 300 Metairie, LA 70002	Property One, Inc. 4141 Veterans Blvd., Suite 300 Metairie, LA 70002	12112	2429 N Atlantic Ave #42 Daytona Beach, FL 32118-3200	\$11,333	5/31/11
PRTC, L.P.	PRTC, L.P. c/o Shapell Industries, Inc 8383 Wilshire Blvd., Ste 700 Beverly Hills, CA 90211	PRTC, LP c/o Liberty Building Company 321 South Beverly Dr., Ste K Beverly Hills, CA 90212	PRTC, LP c/o Shapell Industries, Inc 27150-K Alicia Parkway Laguna Niguel, CA 92656	PRTC, LP c/o Shapell Industries, Inc 8383 Wilshire Blvd., Ste 700 Beverly Hills, CA 90211	2554	19767 Rinaldi St Northridge, CA 91326-4143	\$13,817	6/30/11
RAMCO-GERSHENSON Properties, L.P.	RAMCO-GERSHENSON Properties, L.P. 31500 Northwestern Highway Suite 300 Farmington Hills, MI 48334	Ramco-Gershenson Properties, L.P. P.O. Box 350018 Boston, MA 02241-0518			12409	4017 W Commercial Blvd Tamarac, FL 33319-3301	\$6,007	12/31/10
Randolph Plaza II, LLC	Randolph Plaza II, LLC c/o Arizona Partners 6621 N. Scottsdale Rd. Scottsdale, AZ 85250	Arizona Partners Retail Investments Group, LLC Randolph Plaza II, LLC 6621 N. Scottsdale Road Scottsdale, AZ 85250			4090	4054 E 22nd St Tucson, AZ 85711-5334	\$5,124	8/31/13
RCC Olde Towne Marketplace, LLC	RCC Olde Towne Marketplace, LLC c/o River City Capital, LLC 6243 River Road, Suite 5 Richmond, VA 23229	RCC Olde Towne Marketplace, LLC c/o River City Capital, LLC PO Box 17710 Richmond, VA 23226			51074	1501 London Blvd Portsmouth, VA 23704-2131	\$6,855	8/31/11
Regency Centers, L.P.	Regency Centers, L.P. c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	Regency Centers, LP c/o Regency Centers Corporation One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	Regency Centers, L.P. c/o Leetsdale Marketplace P.O. Box 676481 Dallas, TX 75267-6481		8047	7150 Leetsdale Dr Denver, CO 80224-3529	\$11,275	4/30/12
Regency Centers, L.P.	Regency Centers, L.P. c/o Regency Centers Corporation One Independent Dr., Ste 114 Jacksonville, FL 32202-5019	Regency Centers, L.P. 1708 Peachtree Street, Suite 425 Atlanta, GA 30309	Regency Centers, L.P. c/o Rivermont Station #14402 P.O. Box 532955 Atlanta, GA 30353-2955		13103	8465 Holcomb Bridge Rd #1000 Johns Creek, GA 30022-2890	\$14,389	11/30/11
Reseda Colonia, LLC, Lincoln Colonia, LLC, Arneill	Reseda Colonia, LLC, Lincoln Colonia, LLC, Arneill Colonia, LLC, Victory Colonia, LLC, Wilcox Colonia, LLC, Wilshire-Selby Colonia, LLC Los Angeles, CA 90049	Westwood Financial Corp. 11440 San Vicente Blvd. #200 Attention: Larry Stern Los Angeles, CA 90049	Colonia Verde Shopping Center c/o Westwood Financial Corp. 11440 san vicente Blvd. Los Angeles, CA 90049		4019	7111 E Tanque Verde Rd Tucson, AZ 85715-3431	\$15,605	1/31/11
Ronald Benderson, Randall Bendron and David H. Baldauf,	Ronald Benderson, Randall Bendron and David H. Baldauf, as Trustees for Benerson 85-1 Trust dated Oct. 14, 1985 c/o Benderson Development Co., Inc. Buffalo, NY 14202-0660	Benderson 85-1 Trust P.O. Box 823201 Philadelphia, PA 19182-3201			36843	2352 Delaware Ave Buffalo, NY 14216-2248	\$8,924	1/31/12
S Square	S Square C/o Stratford, Inc 1035 Boyce Road Pittsburgh, PA 15237	S Square c/o Wordview Travel 731 Washington Road Pittsburgh, PA 15228			90513 ⁽⁴⁾	1358 Poplar Street Pittsburgh, PA 15205-4156	\$6,496	12/31/11
S-B Properties No. 7, Ltd.	S-B Properties No. 7, Ltd. c/o Barclay Group 1123 Overcash Drive Dunedin, FL 34698				12218	2115 E Hillsborough Ave Tampa, FL 33610-8204	\$9,723	12/31/11
Southgate Marketplace, LLLP	Southgate Marketplace, LLLP c/o Fedder Management Corporation 10096 Red Run Boulevard, Suite 300 Owings Mills, MD 21117	Southgate Marketplace L.P. c/o Fedder Management Co. 10096 red Run Blvd., Suite 300 Owings Mills, MD 21117	Fedder Management Company 10096 Red Run Blvd., Suite 300 Owings Mills, MD 21117		90357	1811 S Crain Highway Glen Burnie, MD 21061-5504	\$0	3/31/14
Southside Marketplace, L.P.	Southside Marketplace, L.P. c/o Regency Centers Corporation Attn: Lease Administration Jacksonville, FL 32202-5019	Southside Marketplace, L.P. c/o Regency Centers Corporation Attn: Legal Dept Jacksonville, FL 32202-5019	Regency Centers L.P. Southside Marketplace Shopping Center P.O. Box 822158 Philadelphia, PA 19182-2158		24087	919 E Fort Ave Baltimore, MD 21230-4763	\$8,186	10/31/10
Southstar Holdings-Thomasville, LLC	Southstar Holdings-Thomasville, LLC C/o Tribek Properties 200 Providence Road, Suite 106 Charlotte, NC 28207				37003	909 Randolph St Thomasville, NC 27360-5716	\$3,564	1/31/12

⁽³⁾ Subleased to: CSC Lake Forest dba Carsmetics 25252 Jeronimo Road Lake Forest , CA 92630

⁽⁴⁾ Subleased to: The Ice Man dba Rita's Italian Ice 2070 Greentree Road Pittsburgh, PA 15220

Lessor	Lessor's Notice Details	Other Notice Parties		Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Springhill Partners, LLC	Springhill Partners, LLC PO Box 413 Safety Harbor, FL 34695	Argle Managment, Inc PO Box 413 Safety Harbor, FL 34695		12151	35125 US Highway 19 Palm Harbor, FL 34684-1928	\$8,920	2/28/11
Starrett City Associates	Starrett City Associates Grenadier Realty Corp. 1230 Pennsylvania Ave. Brooklyn, NY 11239			36226	1340 Pennsylvania Ave Brooklyn, NY 11239-2103	\$15,296	7/31/11
Stephen R. Lewinstein d/b/a North Main Realty	Stephen R. Lewinstein d/b/a North Main Realty C/O Capstone Properties, Inc. 5 Burlington Woods, Suite 103 Burlington, MA 01803	Capstone Properties, Inc. 5 Burlington Woods, Suite 103 Burlington, MA 01803		90045	1224 N Main St Providence, RI 02904-1855	\$8,316	12/4/12
Sterling Plaza Shopping Center, LLC	Sterling Plaza Shopping Center, LLC McCaflery Interests, Inc. 2690 Clarendon Blvd, Suite 200 Arlington, VA 22201	Sterling Plaza Shopping Center, LLC Property 121910 PO Box 310300 Des Moines, IA 50331-0300		51018	22330 Sterling Blvd Sterling, VA 20164-4241	\$11,286	11/30/11
Sundance Plaza, L.L.C.	Sundance Plaza, L.L.C. 12906 N. Addison St. Spokane, WA 99218-1255			52146	8917 N Indian Trail Rd Spokane, WA 99208-9157	\$8,870	1/31/13
T. C. Holmes & Son, LLLP	T. C. Holmes & Son, LLLP c/o Madison Retail, LLC One Overton Park Atlanta, GA 30339	T.C. Holmes & Son, LLLP 6810 Stringer Lane Flowery Branch, GA 30542-3877	T.C. Holmes & Son, LLLP d/b/a Shamrock Plaza c/o Madison Retail, LLC Atlanta, GA 30339	13095	3934 N Druid Hills Rd Decatur, GA 30033-3105	\$7,170	10/31/11
Tabani Kilgore, L.P. and Tabani Apple Woodhaven, LLC	Tabani Kilgore, L.P. and Tabani Apple Woodhaven, LLC 16600 Dallas Parkway Dallas, TX 75248	AZT Corporation 2761 East Trinity Mills Road Suite 114 Carrollton, TX 75006	Tabani Kilgore, L.P. P.O. Box 504156 St. Louis, MO 63150-4156	48665	6320 US 287 Hwy. Ste 112 Arlington, TX 76001-2868	\$10,853	10/31/13
Tenneva Properties, LLC	Tenneva Properties, LLC c/o Arthur P. Slaughter- President 415 Cherokee Blvd Knoxville, TN 37919	Tenneva Properties, LLC 415 Cherokee Blvd. Knoxville, TN 37919		91934	1135 Oakridge Turnpike Oakridge, TN 37830-6442	\$8,232	10/23/11
The Cherouge Corporation	The Cherouge Corporation c/o Panos Keshishian 811 N. Central Avenue Glendale, CA 91203	The Cherouge Corporation c/o Panos Keshishian P.O. Box 261236 Encino, CA 91426-1236	The Cherouge Corporation c/o Panos Keshishian 811 N. Central Avenue Glendale, CA 91203	6184	625 Montana Santa Monica, CA 90403-1409	\$31,298	10/31/12
The Commerce Building	The Commerce Building 900 Commerce Building Mobile, AL 36602			92834	5123 Moffett Rd Mobile, AL 36618	\$5,324	5/31/11
The Stop & Shop Supermarket Company	The Stop & Shop Supermarket Company 1385 Hancock Street attn: Senior Vice President Real Estate Quincy, MA 02169	c/o The Stop & Shop Supermarket Company LLC Attn: Senior Vice President of Real Estate P. O. Box 55888 Boston, MA 02205-5888	c/o The Stop & Shop Supermarket Company LLC Attn: Vice President of Real Estate P. O. Box 55888 Boston, MA 02205-5888	25059	164 Summer St Kingston, MA 02364-1280	\$9,958	4/30/11
The Stop & Shop Supermarket Company	The Stop & Shop Supermarket Company P.O. Box 1942 Boston, MA 02105	The Stop & Shop Supermarket Company PO Box 5-0667 Woburn, MA 01815		90375	190 Columbus Blvd New Britain, CT 06051-2263	\$10,924	11/30/10
The Stop & Shop Supermarket Company LLC	The Stop & Shop Supermarket Company LLC P.O. Box 55888 Boston, MA 02205-5888	The Stop & Shop Supermarket Company LLC P. O. Box 55888 Boston, MA 02205-5888		25073	151 VFW Pkwy Revere, MA 02151-2509	\$11,944	7/31/11
Thompson Place Associates	Thompson Place Associates 5545 Cottonport Drive Brentwood, TN 37027			92587 ⁽⁵⁾	4536 Buena Vista Rd Columbus, GA 31907-4900	\$7,515	12/31/12
Trancom, LLC	Trancom, LLC 570 Delaware Avenue Attn: Lease Administration Dept Buffalo, NY 14202	Trancom, LLC P.O. Box 823201 Philadelphia, PA 19182-3201		36934	9648 Transit Rd Amherst, NY 14051-2265	\$9,636	12/31/10
Turnersville Partners, LLC	Turnersville Partners, LLC c/o Paramount Realty Services, Inc. 1195 Route 70 , Suite 2000 Lakewood, NJ 08701			34071	5200 Route 42 Ste 15 Turnersville, NJ 08012-1760	\$10,519	1/31/12
Union Blvd Realty L.L.C.	Union Blvd Realty L.L.C. C/o Majestic Property Management 60 Cutter Mill Rd., Ste 303 Great Neck, NY 11021	David H. Cohen, Esq. Moritt, Hock, Hamroff & Horowitz, LLP 400 Garden City Plaza, Suite 202 Garden City, NY 11530		36099	476 Union Blvd West Islip, NY 11795-3100	\$12,656	12/31/11
US Regency Retail I, LLC	US Regency Retail I, LLC c/o Regency Centers Corporation One Independence Drive, Suite 114 Jacksonville, FL 32202	US Regency Retail I, LLC c/o Regency Centers Corporation One Independence Drive, Suite 114 Jacksonville, FL 32202-5019	US Regency Retail I, LLC c/o Regency Centers, L.P. P.O. Box 677390 Dallas, TX 75267-7390	48932	7050 N Shiloh Rd Garland, TX 75044-2982	\$9,441	10/31/12
USRP I, LLC	USRP I, LLC c/o Regency Centers Corporation Attn: Lease Administration Jacksonville, FL 32202-5019	USRP I, LLC c/o Regency Centers Corporation Attn: Lease Administration Jacksonville, FL 32202-5019	Regency Centers, L.P. Festival at Manchester Lakes Shopping Center P.O. Box 822179 Philadelphia, PA 19182-2179	91254	7001 Manchester Blvd Ste F Alexandria, VA 22310-3212	\$18,349	9/30/10
USRP II, LLC	USRP II, LLC c/o Regency Centers Corporation Attn: Legal Department Jacksonville, FL 32202	MacQuarie Country Wide-Regency II, LLC c/o Regency Centers One Independence Drive, Suite 114 Jacksonville, FL 32202-5019	USRP I, LLC Warwick Square Shopping Center P.O. Box 822179 Philadelphia, PA 19182-2179	42202	2395 York Rd (Rte 263) Jamison, PA 18929	\$8,860	11/30/11
Village Block, LLC	Village Block, LLC c/o Colliers L & A 299 Market Street, Suite 320 Philadelphia, PA 19106	Village Block, LLC c/o Colliers L & A Attn: Accounts Payable Philadelphia, PA 19106		34223	318 Village Center Dr Logan Township, NJ 08085-1418	\$12,347	9/30/10
Waters-Armenia Plaza	Waters-Armenia Plaza c/o Artzibushev & Company 1525 West Hillsborough Avenue Tampa, FL 33604	Artzibushev & Company 1525 West Hillsborough Avenue Tampa, FL 33609		92111	8416 N Armenia Ave Tampa, FL 33604-2695	\$9,399	12/31/11

⁽⁵⁾ Subleased to: Key Loan Co., Inc. dba Muscogee Finance 5517 Hansel Ave Orlando, FL 32809

Lessor	Lessor's Notice Details	Other Notice Parties			Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease
Watt North Highlands L.P.	Watt North Highlands L.P. c/o Westwood Financial Corp. 11440 San Vicente Blvd., Suite 200 Los Angeles, CA 90049	Watt North Highlands L.P. c/o Westwood Financial Corp. 11440 San Vicente Blvd., Suite 200 Los Angeles, CA 90049			6225	7453 Watt Ave #111 North Highlands, CA 95660-2606	\$13,525	2/28/11
Weber Shopping Center, Ltd.	Weber Shopping Center, Ltd. 921 North Chaparral Street, Suite 100 Corpus Christi, TX 78401	Weber Square Shopping Center 921 North Chaparral Street, Suite 100 Corpus Christi, TX 78401	Landford Resources L.L.C. 921 North Chaparral Street Suite 100 Corpus Christi, TX 78401		97035	5839 Weber Rd Corpus Christi, TX 78413-3966	\$12,078	4/12/12
Weingarten Nostat, Inc.	Weingarten Nostat, Inc. 2600 Citadel Plaza Drive, Suite 400 Houston, TX 77008	Weingarten Nostat, Inc. P.O. Box 201692 Houston, TX 77216-1692			4105	13085 W McDowell Rd Avondale, AZ 85392-6435	\$8,907	8/31/13
Weingarten Nostat, Inc.	Weingarten Nostat, Inc. 2600 Citadel Plaza Drive, Suite 125 Houston, TX 77008	Weingarten Realty Management Company 1702 E. Highland, Suite 318 Phoenix, AZ 85016			91953	3434 W Greenway Rd Phoenix, AZ 85053-3884	\$9,592	1/31/11
Weingarten Realty Investors	Weingarten Realty Investors 2600 Citadel Plaza Drive, Suite 125 Attn: General Counsel Houston, TX 77008	Weingarten Realty Investors P.O. Box 924133 Houston, TX 77292-4133	Weingarten Realty Investors P.O. Box 200518 Houston, TX 77216		37238	8156 S Tryon St. Ste A Charlotte, NC 28273-3545	\$10,722	11/30/11
Weingarten Realty Investors	Weingarten Realty Investors PO Box 200518 Houston, TX 77216	Weingarten Realty Management Company 2600 Citadel Plaza Drive Houston, TX 77008			48103	5192 Avenue H Rosenberg, TX 77471-2014	\$8,162	11/30/10
Westford Valley Marketplace, Inc.	Westford Valley Marketplace, Inc. c/o KeyPoint Partners, LLC One Burlington Woods Drive Burlington, MA 01803	UBS Realty Investors, LLC Attn: Director - Asset Management 242 Trumbull Street Hartford, CT 06103-1212	Westford Valley Management Inc C/O KeyPoint Partners, LLC P.O. Box 415002 Boston, MA 02241-5002	KeyPoint Partners, LLC One Burlington Woods Drive Burlington, MA 01803	25015	174 Littleton Rd Westford, MA 01886-3191	\$12,101	8/31/11
Wm. E. Asplin Inc.	Wm. E. Asplin Inc. 250 E. Good Avenue Wadsworth, OH 44281-1942				39362	15101 Lorain Rd Cleveland, OH 44111-5530	\$5,232	9/30/10
Wood Florida Investments, LLC	Wood Florida Investments, LLC Rt. 1, Box 1160 Haskell, OK 74436	Wood Florida Investments, LLC Route 1, Box 1160 Haskell, OK 74436			12352	10016 W Oakland Park Blvd Sunrise, FL 33351-6959	\$9,358	9/30/10
Worthington Park LLC	Worthington Park LLC c/o The Mid-America Management Corporation 1111 Superior Ave., Suite 1100 Cleveland, OH 44114				39356	1365 Worthington Centre Dr Worthington, OH 43085-4901	\$8,650	6/30/11
WRI Brookwood Square, LLC	WRI Brookwood Square, LLC P.O. Box 924133 Attention: General Counsel Houston, TX 77292-4133	WRI Brookwood Square, LLC Project # 0305-190 Lease # LBLOC1001 P.O. Box 924133 Houston, TX 77292-4133			13035 ⁽⁶⁾	3999 Austell Rd. Ste 901 Austell, GA 30106-1100	\$13,353	11/30/11
WRI/Raleigh LP	WRI/Raleigh LP Attn: General Counsel P.O. Box 924133 Houston, TX 77216-3183	WRI/Raleigh LP P.O. Box 203183 Houston, TX 77216-3183	WRI/Raleigh LP Attn: Proerty Manager P.O. Box 203183 Houston, TX 77216-3183		37226	267 Grande Heights Dr Cary, NC 27513-3925	\$7,794	10/31/10
WRI-Miller Westminster I LLC	WRI-Miller Westminster I LLC c/o Miller Weingarten Realty, LLC 850 Englewood Parkway, Suite 200 Englewood, CO 80110-2304	WRI-Miller Westminster I, LLC P. O. Box 924133 Houston, TX 77292-4133			8110	7243 N Federal Blvd #1200 Westminster, CO 80030-4940	\$9,741	2/28/11
Wyndom Square, LLC	Wyndom Square, LLC 1412 South Legend Hills Drive, Suite 316 Clearfield, UT 84015	Wyndom Square, LLC c/o NAI Utah Commercial Property Management 343 East 500 South Salt Lake City, UT 84111	Wyndom Square, LLC c/o NAI Utah Commercial Property Management 343 East 500 South Salt Lake City, UT 84111		49102	1290 E Highway 193 Layton, UT 84040	\$9,508	6/30/12

⁽⁶⁾ Subleased to: Papa John's #414 PO Box 99900 Louisville, KY 40269